

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NW/Side Rolling Road, 900' S of * DEPUTY ZONING COMMISSIONER
Tudsbury Road * OF BALTIMORE COUNTY
(Parcels A & B of Rolling Wind) *
2nd Election District *
1st Councilmanic District * Case No. 93-238-A
Rolling Wind Assoc. Ltd. Part. *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the owners of the subject property, Rolling Wind Associates Limited Partnership, by and through their attorney, Stuart D. Kaplow, Esquire. The Petitioners request relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1802.2 to permit a building height of 60 feet in lieu of the maximum permitted 50 feet for all apartment buildings, pursuant to Section 101 of the Zoning Commissioner's Policy Manual, Pages 1 - 8; from Section 301.1A to permit a 15-foot setback in lieu of the required 18.25 feet for an open projection on the pool building; from Sections 504.1 and 1801.2.C.1 of the B.C.Z.R. and from the Residential Standards of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit as follows: a front building setback to the parking area of 20 feet in lieu of the required 25 feet for the pool building; side pool building to side multi-family building setbacks of 30 feet and 24 feet in lieu of the required 41 feet each; a side multi-family building to side multi-family building setback of 30 feet in lieu of the required 42 feet; side multi-family building to front setbacks of 30 feet in lieu of the required 51 feet in two places; side multi-family building to rear setbacks of 33 feet and 45 feet in lieu of the required 51 feet each; and, 17 overflow parking spaces in lieu of the required 96

as 15% overflow parking, pursuant to Section 409 of the B.C.Z.R., and CNDP residential standards, Pages 20 and 26. The Petitioners also request, pursuant to Section 504 of the B.C.Z.R. and the C.M.D.P. Residential Standards, Page 25, a building face to the edge of a private street paving setback of 15 feet in lieu of the required 35 feet, and, lastly, from Section 413 of the B.C.Z.R., a variance to permit three (3) community signs of 60 sq.ft. each in lieu of the permitted 15 sq.ft. for each, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitioners were John Colvin, General Partner, and David Thaler, Professional Engineer. Although the Petition was filed by Stuart D. Kaplow, Esquire, the Petitioners were represented at the hearing by Newton A. Williams, Esquire. There were no Protestants.

Testimony indicated that the subject property, located on the west side of Rolling Road and south side of Tudsbury Road, approximately 900 feet south of the intersection of both streets, consists of 46.9 acres, more or less, zoned O-2. This property is part of a larger parcel that runs to the west and south of the subject site which is owned by the Petitioners or by a closely related ownership. Other projects in the area which are owned by related partnerships include Dogwood Station, an award-winning shopping center located at the northeast corner of Dogwood Road and Rolling Road; Heraldry Square, a rental townhouse project immediately south of the subject site; and a series of townhouse and apartment projects including Diamond Ridge, Stratton Meadows, Coventry, Courtley and Kingswood Common, all of which are located to the north of the subject site on the north side of Tudsbury Road. Furthermore, as previously noted, the property to the west of the subject site is also in the same ownership. This property was the subject of prior Case No. 90-283-A in which

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several variances were granted for an approved CRG plan to use portions of the subject site for industrial structures and office buildings. The Petitioners are now desirous of developing the remaining property with 100 townhouse units and 392 apartment units, including a swimming pool with clubhouse facilities, and a tennis court, in accordance with Petitioner's Exhibit 1. Testimony indicated that the subject site has a number of unique features which militate against absolute compliance with the B.C.Z.R. and cause even more difficulty as to compliance with the C.M.D.P. The unique features of this site include its unusual shape, the fact that two major streams with greenway reservations cut through it, and the way these large excessive areas of required open space divide the property into two buildable parcels. Due to the topography of the land and its unusual configuration, the Petitioners propose to place the swimming pool, clubhouse, tennis court and apartments on the front parcel (Parcel A) and the townhouses on the rear parcel (Parcel B).

The relief sought falls into five categories, namely, variances for building heights, the swimming pool and recreation complex, distances between the multi-family dwellings, parking requirements, and sign regulations. As to the building height, there is a fundamental conflict between the C.M.D.P. and the B.C.Z.R. The C.M.D.P. permits a building height of 60 feet while the B.C.Z.R. permits a height of only 50 feet. Testimony presented by Mr. Thaler indicated that the Petitioner is unable to realize the density on this tract without the height variance to permit 4-story apartment buildings. Rather than summarizing the reasons for all of the variances, suffice it to say that to require strict compliance with the B.C.Z.R. would be a waste of valuable, sewerable land, which is located inside the urban rural demarcation line, close to Social Security and the

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new HCFA site, and served by the newly improved, four-plus lane Rolling Road, and that this valuable, affordable, housing, which is accessible to public transportation and the Baltimore County Beltway, should be utilized to the fullest extent of its density potential. The Petitioners argued that they could not realize the full density on this parcel without going to a four-story configuration, and that other projects in the area, including Diamond Ridge, have used four-story apartment buildings.

As to the swimming pool and recreation areas, the relief requested is necessary due to their proposed location. Testimony presented at the hearing indicates that a swimming pool and recreation complex are vital to a successful apartment and townhouse project. Furthermore, the Baltimore County greenway reservation, which divides Parcels A and B, provides an opportunity for more passive recreation, while the pool and tennis court provide the opportunity for more active recreation and exercise. Accordingly, this Deputy Zoning Commissioner is inclined to grant these variances, which are minor in nature, to locate the proposed swimming pool and recreation area in the front of the project on Parcel A.

Turning to the variances requested for the multi-family building distances, many of these variances are necessary due to the existence of a potential conflict between the C.M.D.P. and the B.C.Z.R. Once again, the basis of the variance request is the need to accommodate the permitted density on a difficult and unusually shaped site with perhaps twice the open space normally required for such a site due to the existence of the two greenway reservations. The majority of the buildings meet the new requirements and it is only a relative few that require the variances as set forth on Petitioner's Exhibit 1.

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The Petitioners also request a residential area variance to permit a 15-foot setback in lieu of the required 35 feet for a building face to the edge of the paving on a private street. This Deputy Zoning Commissioner notes, and as Mr. Thaler pointed out, there is a discrepancy between the illustration in the C.M.D.P. and its language. This particular variance is justified in part because of the necessity to accommodate a very curving road pattern and a limited amount of buildable area.

The parking variance requested involves a new, and relatively untested, provision of the C.M.D.P. which requires 2.3 parking spaces per apartment unit, denominated as 15 percent overflow parking, above that required pursuant to Section 409 of the B.C.Z.R. This Deputy Zoning Commissioner agrees, as the testimony made clear, that virtually every recent Baltimore County apartment project functions very adequately with 2.0 parking spaces per unit, and that 2.3 spaces per unit are not required in this instance. Furthermore, it should be noted that 59 parking spaces have been allocated to the swimming pool, and, of course, the swimming pool is only open during the months of June, July, August and part of September. Thus, the vast majority of these 59 spaces will be available at other times of the year to serve apartment parking needs, and these 59 spaces are convenient to both Courts A and D on the site plan.

The final relief sought is a variance from Section 413 of the B.C.Z.R. to permit three (3) community signs of 60 sq.ft. each (30 sq.ft. per side) in lieu of the permitted 15 sq.ft. for each sign. As the testimony in the case pointed out, the existing main project sign is located on the west side of Rolling Road, which is a five-lane wide, 45 mph arterial. Certainly, a 15 sq.ft. sign could not be properly and timely discerned by motorists looking for the subject site, whether they are proceeding north

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or south on Rolling Road. Similarly, motorists turning westward onto Tudsbury Road, a significant feeder for all of the projects previously named, need to have adequate signage information to locate the proposed developments. Therefore, the Petitioners propose two signs for Tudsbury Road, one at the entrance to the apartments closest to Rolling Road on Parcel A, and another further to the west, at the entrance to the townhouses on Parcel B. The Petitioners opined that these are attractive, well-maintained and well-thought out signs and that their appearance, height, width, and legibility are all important to the project and are completely consistent with the signs used by the Petitioners on other projects. Accordingly, the relief requested is appropriate.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

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It should be noted that this project, as proposed, has the support of the Office of Planning and Zoning and the Department of Community Development. The Petitioners have demonstrated that the proposed development will be a benefit to the surrounding community and that the relief requested will in no way be a detriment to this area or any area community.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structures which are the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of March, 1993 that the Petition for Zoning Variance requesting relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1802.2 to permit a building height of 60 feet in lieu of the maximum permitted 50 feet for all apartment buildings, pursuant to Section 101 of the Zoning Commissioner's Policy Manual, Pages 1 - 8; from Section 301.1A to permit a 15-foot setback in lieu of the required 18.25 feet for an open projection on the pool build-

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ing; from Sections 504.1 and 1801.2.C.1 of the B.C.Z.R. and from the Residential Standards of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit as follows: a front building setback to the parking area of 20 feet in lieu of the required 25 feet for the pool building; side pool building to side multi-family building setbacks of 30 feet and 24 feet in lieu of the required 41 feet each; a side multi-family building to side multi-family building setback of 30 feet in lieu of the required 42 feet; side multi-family building to front setbacks of 30 feet in lieu of the required 51 feet in two places; side multi-family building to rear setbacks of 33 feet and 45 feet in lieu of the required 51 feet each; and, 17 overflow parking spaces in lieu of the required 96 as 15% overflow parking, pursuant to Section 409 of the B.C.Z.R., and CNDP residential standards, Pages 20 and 26, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief, pursuant to Section 504 of the B.C.Z.R. and the C.M.D.P. Residential Standards, Page 25, to permit a building face to the edge of a private street paving setback of 15 feet in lieu of the required 35 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 413 of the B.C.Z.R., a variance to permit three (3) community signs of 60 sq.ft. each in lieu of the permitted 15 sq.ft. for each, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

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time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

March 10, 1993

(410) 887-4386

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
Court Towers, Suite 700
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
NW/Side Rolling Road, 900' S of Tudbury Road
(Parcels A & B of Rolling Wind)
2nd Election District - 1st Councilmanic District
Rolling Wind Associates Ltd. Part. - Petitioners
Case No. 93-238-A

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. John B. Colvin
124 Slade Avenue, Suite 200, Baltimore, Md. 21208

People's Counsel
file



Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at Rolling Road s/w of Tudbury Road
which is presently zoned O-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

That there are unique physical conditions, including irregularity, narrowness and shallowness of lot and shape and other physical conditions peculiar to and inherent in the particular lot; and that as a result, practical difficulties or unnecessary hardships arise in complying strictly with the regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zip Code

Phone No.

Name

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State

Zip Code

Phone No.

ORDER RECEIVED FOR FILING
Date 3/10/93
By [Signature]

January 18, 1993

OVERALL DESCRIPTION
ROLLING WIND (PARCEL A)
(FOR ZONING PURPOSES ONLY)

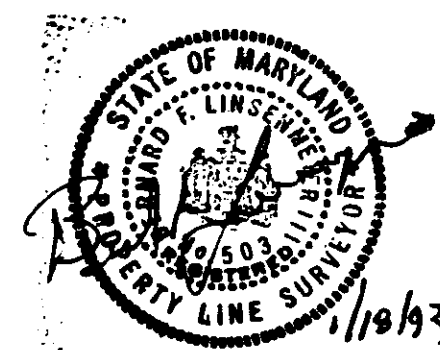
Beginning for the same at the point where the northerly line of a Plat of Subdivision entitled "Heraldry Square" as recorded among the Plat Records of Baltimore County, Maryland in Plat Book O.T.G. No. 35 folio 123 and the southerly side of an existing 20.62 feet wide roadway, recorded among the Land Records of Baltimore County, Maryland in Liber No. 4842 folio 387 intersects the westerly right-of-way line of Rolling Road; thence, following twenty-three (23) courses and distances:

1. North 76°32'35" West 439.21 feet to a point; thence,
2. North 68°51'45" West 1300.57 feet to a point; thence,
3. South 23°14'53" West 95.08 feet to a point; thence,
4. North 78°34'06" West 509.79 feet to a point; thence,
5. South 15°03'51" West 557.70 feet to a point; thence,
6. South 75°31'14" East 432.94 feet to a point; thence,
7. South 14°44'02" West 140.15 feet to a point; thence,
8. North 83°46'33" West 313.95 feet to a point; thence,
9. North 89°35'12" West 495.00 feet to a point; thence,
10. South 08°13'22" West 16.50 feet to a point; thence,
11. South 80°13'22" West 452.10 feet to a point; thence,
12. North 06°03'16" West 1322.08 feet to a point; thence,
13. 453.43 feet by a curve to the right, having a radius of 1660.00 and a chord bearing North 42°49'31" East 452.02 to a point; thence,
14. North 50°39'02" East 586.21 feet to a point; thence,

page 2
January 18, 1992
DESCRIPTION TO ACCOMPANY ZONING VARIANCE REQUESTS
ROLLING WIND

15. 218.00 feet by a curve to the left, having a radius of 1520.00 and a chord bearing of North 46°32'31" East 217.81 feet to a point; thence,
16. South 63°28'08" East 892.27 feet to a point; thence,
17. North 26°13'00" East 39.98 feet to a point; thence,
18. South 64°50'30" East 1496.70 feet to a point; thence,
19. 161.09 feet by a curve to the left, having a radius of 670.00 and a chord bearing South 71°43'46" East 160.70 feet to a point; thence,
20. South 26°26'00" West 151.66 feet to a point; thence,
21. South 62°14'45" East 170.78 feet to a point; thence,
22. 619.05 feet by a curve to the right, having a radius of 5764.58 and a chord bearing of South 00°31'32" East 618.74 feet to a point; thence,
23. South 03°36'07" East 31.45 feet to the point of beginning.

Containing 93.09 acres of land, more or less.



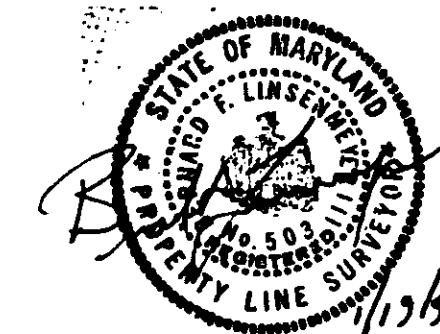
January 19, 1993

OVERALL DESCRIPTION
ROLLING WIND - PARCEL B
(FOR ZONING PURPOSES ONLY)

Beginning at a point located in a southeasterly direction 230 feet, more or less, from the intersection of Stoney Bar Road and Flaxen Court and in a westerly direction 60 feet, more or less, from the centerline of Stoney Bar Road, thence the following courses and distances:

1. South 03°42'41" East 433.87 feet to a point; thence,
2. North 70°15'57" West 265.75 feet to a point; thence,
3. North 39°18'26" East 357.37 feet to the point of beginning.

Containing 1.027 acres of land, more or less.



January 18, 1993

DESCRIPTION TO ACCOMPANY ZONING VARIANCE REQUESTS
ROLLING WIND
(FOR ZONING PURPOSES ONLY)

Beginning for the same at the point where the northerly line of a Plat of Subdivision entitled "Heraldry Square" as recorded among the Plat Records of Baltimore County, Maryland in Plat Book O.T.G. No. 35 folio 123 and the southerly side of an existing 20.62 feet wide roadway, recorded among the Land Records of Baltimore County, Maryland in Liber No. 4842 folio 387 intersects the westerly right-of-way line of Rolling Road which is 900 feet, more or less, from the intersection of Rolling Road and Tudbury Road; thence, the following courses and distances:

1. North 76°32'35" West 439.21 feet to a point; thence,
2. North 68°51'45" West 1210.16 feet to a point; thence,
3. North 78°32'47" East 102.73 feet to a point; thence,
4. North 62°46'06" East 61.85 feet to a point; thence,
5. North 43°00'42" East 128.82 feet to a point; thence,
6. North 61°27'34" East 64.44 feet to a point; thence,
7. North 55°03'58" East 98.49 feet to a point; thence,
8. North 62°36'09" East 123.67 feet to a point; thence,
9. North 60°06'59" East 75.71 feet to a point; thence,
10. North 44°53'20" East 118.34 feet to a point; thence,
11. North 76°34'32" East 130.68 feet to a point; thence,
12. North 73°54'00" East 115.89 feet to a point; thence,
13. North 82°21'19" East 116.77 feet to a point; thence,
14. North 39°37'43" East 37.35 feet to a point; thence,

15. South 64°50'30" East 324.93 feet to a point; thence,
16. 161.09 feet by a curve to the left, having a radius of
670.00 and a chord bearing South 71°43'46" East 160.70
feet to a point; thence,
17. South 26°26'00" West 151.66 feet to a point; thence,
18. South 62°14'45" East 170.78 feet to a point; thence,
19. 619.05 feet by a curve to the right, having a radius
of 5764.58 and a chord bearing of South 00°31'32" East
618.75 feet to a point; thence,
20. South 03°36'07" East 31.45 feet to the point of
beginning.
Containing 21.26 acres of land, more or less.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: Towson Date of Posting: 2/17/93
Posted for: Rolling Wind Assoc. Limited Partnership
Location of property: W. Baltimore Rd., E. of Towson Rd.
Location of Sign: Property owned by Rolling Wind Assoc.
Remarks:
Posted by: Arnold Jablon Date of return: 2/18/93
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/14, 1993
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 2/14, 1993

THE JEFFERSONIAN,

S. Zeke Orlow
Publisher

\$105.44

receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6150
Number:
Date: 2/17/93
PUBLIC HEARING FEE
\$250.00
LAST NAME OF COUNTY CLERK: Arnold Jablon
Please Make Checks Payable To: Baltimore County
CASHIER VALIDATION

receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6150
Number:
Date: 2/18/93
PUBLIC HEARING FEE
\$250.00
LAST NAME OF COUNTY CLERK: Arnold Jablon
Please Make Checks Payable To: Baltimore County
CASHIER VALIDATION

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE:

Rolling Wind Associates Limited Partnership
124 Slide Avenue, #200
Baltimore, Maryland 21208

RE: CASE NUMBER: 93-238-A (Item 252)
W/S Rolling Road, 900' S of Towson Road
2nd Election District - 1st Councilmanic
Petitioner(s): Rolling Wind Associates Limited Partnership
HEARING: THURSDAY, FEBRUARY 25, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$_____ is due for advertising and posting of the above
captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE
ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE
HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W.
Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make
same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper
credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

cc: Stuart D. Kaplan, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JANUARY 27, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore
County will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-238-A (Item 252)
W/S Rolling Road, 900' S of Towson Road
2nd Election District - 1st Councilmanic
Petitioner(s): Rolling Wind Associates Limited Partnership
HEARING: THURSDAY, FEBRUARY 25, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit a 60 foot building height in lieu of 50 feet for all apartment buildings; to permit a
15 foot setback in lieu of the permitted 18.25 foot setback for an open projection on the pool building;
to permit 20 feet front yard in lieu of 25 feet required for pool building (front to edge of parking); to
permit 30 feet and 24 feet in lieu of 41 feet required for side pool building to side multi-family
building; to permit 30 feet in lieu of 42 feet required for side of multi-family building to side of
multi-family building; to permit 30 feet in lieu of required 51 feet (2 places) for side of multi-family
building to front; to permit 33 feet and 45 feet in lieu of 51 feet required for side of multi-family
building to rear; to permit 17 overline parking spaces in lieu of 96 required; to permit building face to
edge of parking of a private street 15 feet in lieu of required 35 feet (4 places); and to permit three
community signs of 60 square feet, more or less, in lieu of 15 square feet allowed for each sign.

Arnold Jablon
Director

cc: Rolling Wind Associates Limited Partnership
Stuart D. Kaplan, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

February 11, 1993

(410) 887-3353

Mr. Stuart D. Kaplan
Weinberg and Green
100 South Charles Street
Baltimore, MD 21201

RE: Case No. 93-238-A, Item No. 252
Petitioner: Rolling Wind Associates
Limited Partnership
Petition for Variance

Dear Mr. Kaplan:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans
submitted with the above referenced petition. The attached comments
from each reviewing agency are not intended to indicate the
appropriateness of the zoning action requested, but to assure that all
parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are
made aware of plans or problems with regard to the proposed
improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC
that offer or request information on your petition. If additional
comments are received from other members of ZAC, I will forward them to
you. Otherwise, any comment that is not informative will be placed in
the hearing file. This petition was accepted for filing on January
22, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future
zoning petitions and are aimed at expediting the petition filing
process with this office.

1) The Director of Zoning Administration and Development
Management has instituted a system whereby seasoned zoning
attorneys who feel that they are capable of filing petitions that
comply with all aspects of the zoning regulations and petitions
filing requirements can file their petitions with this office
without the necessity of a preliminary review by Zoning personnel.

Baltimore County Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: Stuart D. Kaplan Date: 2/8/93

Project Name: G & R No. 3, Inc. Meeting Date: 1-25-93
File Number: 233 Zoning Issue: need more
CED DEPRM RP 233 Time.
COUNT 1
✓ Douglas E. And Marv A. Strickland 247 2-1-93 NC
CED DEPRM RP STP TE 247
✓ Donald R. and Margaret E. Grempler 248 NC
CED DEPRM RP STP TE 248
Catonsville Historical Society 249 Comment
Albert J. and Barbara A. Swartz 250 Comment
CED DEPRM RP STP TE 250
Rolling Wind Associates Limited Partnership 253 NC
CED DEPRM RP STP TE 253 NC
CED DEPRM RP STP TE 253 NC

COUNT 6
Stonegate at Patapsco (Azeal Property)
90476
ZON DED TE (Waiting for developer to submit plans first) 6-1-92
COUNT 1
FINAL TOTALS
COUNT 8
*** END OF REPORT ***



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +252 (JLC)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it
does not access a State roadway and is not effected by any State Highway Administration
projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

LAST COMMENTS
FOR DPC.

CONCEPT PLAN COMMENTS
PROJECT NAME: Rolling Wind Apartments
PCP DATE: 12/16/92
Page 3

6. Indicate compliance with C.W.D.P. Policy II-18 concerning clustering of parking and landscape islands separating every 10 parking spaces for the single family attached units. The noncompliance shown on the plan will require a zoning variance.

7. Note on the plan: The proposed club house and pool are for the use of residents of the apartment only.

8. Remove all references to R.T.U. since the site is not zoned D.R. (Density Residential). In light of the date of 1988 (for continuous ownership) document any subdivision which occurred to adjacent owned land since 1971. Show residential density for both this and the overall adjacent owned property. Current parking calculations per Section 104.6.A.1 (Rolling Wind) IF TO ALSO BE FOR TOWNHOUSE PARKING 7 R.U.S. (POSSIBLE JAR.) HERE PER HEALTH DEPARTMENT'S LETTER 4/7.

9. Provide an engineering site elevation on the plan of all existing and proposed free-standing signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be posted to their existing or proposed location on the plan prior to showing to all must be shown to determine compliance with Section 113.1.2 and 113.5 (A.C.U.R.) and all zoning sign policies or a zoning variance is required.

10. Final zoning approval is contingent first, upon all plan comments being addressed on the development plan; and secondly, upon the final resolution of all comments and finally, the inclusion of the Final Development Plan checklist information being included on the building permit site plans.

[Signature]
JOHN L. LEWIS
Planner II

JLL:hek

MAY LOOSE SOME APT PARKING - ASHUSIE VAR.
PER TRAFF ENG. COMMENT.

D. S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21207
(301) 944-ENGR • (301) 944-3647 • FAX (301) 944-3648

To: Zoning Office
Baltimore County, Maryland
Date: January 21, 1993
Re: Rolling Wind Apartments and
Townhouses
Variance Request
Attention: Mr. John Lewis

Geitemen:
☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request
☐ Herewith
☐ Under Separate Cover

No.	Description
12	Plans to Accompany Variance Request
3	200 Scale Zoning Exhibits to Accompany Variance Request
3	Boundary Exhibit to Accompany Variance Request
3	Petition for Variance with Attachment A
3	Description of Overall Tract
3	Description of Area of Variance Request
1	Check for \$250.00
1	Redline of Plan and Attachment A

Remarks:

☐ In accordance with your request
☐ For your review
☐ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you
☐ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: file
Enclosure ☒
Mr. John B. Colvin
Mr. Stuart Kaplow

Sincerely yours,
[Signature]
Rowan G. Glidden, R.L.A.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

To: // DPR B.Bowling
// DEPRM B.Seelley
// OP2 E.McDaniel
// R&P R.Schaeffer
// ZADM C.Richards
From: Susan Wimbley - ZADM/DM
Re: REVISED DEVELOPMENT PLAN POST HOH
Date: 6/15/93

PROJECT: Rolling Wind II-435

Attached is the Phase I final development plan on the above referenced project, revised in accordance with the requirements of the HEARING OFFICER'S HEARING (HOH). Review the plan for compliance to your agency's comments and conformance with the Zoning Commissioner's Order. DO NOT MARK-UP THE PLAN, unless absolutely necessary.

Please complete the appropriate box below, sign, and return the plan and the form by 6/25/93 to SUE WIMBLEY, ZADM/DM - Room 123 County Office Bldg. - N.S./1105.

RESPONSE

☒ YES, the revised Development Plan does meet the HOH requirement(s).
☐ NO, the revision(s) do NOT conform to the HOH requirement(s) for the following reason(s):

APPROVED BASED ON THE UNDERSTANDING THAT THIS PLAN AGREES
WITH PETITIONER'S EXHIBIT 1 IN ZONING VAR. CASE # 93-238-A

[Signature]
5/19/93

[Signature]
4/18/93

H0HREVIS/TXTGGL
Attachment

10-21-94 ZADM TRANSMITTAL
887-3335

To: // SCS
// SCD
// DEPRM
// ZONING
// ZADM
// OTHER
Re: Project Name Rolling Wind Phase 2 // Project Not Managed
Project Manager John Lewis ZADM No. _____
Type of Plan FDP // Preliminary // Final // Signature
Team Leader Thaler
Engineer Thaler Tele # 744-3647

Phase II Routing Slip

Scheduled submission date: (see Project Chart) _____
Scheduled completion date: (see Project Chart) _____
or
(2 wks from submission)

// Approved
// Approved with comments
// Returned for revision
// Disapproved
ACTION TAKEN
BY REVIEWER:
NO APPEAL POSSIBLE WITHOUT COMPLIANCE WITH REVISED COMMENTS

ZADM Del Control
Agency
[Signature]
Reviewer's Name
Date 10/31/94

RETURN TO: ZADM - Room 123 COUNTY OFFICE BUILDING

"FLAGS" or "Too Many Reviews" should be brought to P.M.'s attention!

This form is being sent to you from _____
name

ROLLING WIND PHASE I & II

1st Amended FDP Zoning Comments
Plan Date: 9/28/94
Comments Date: 10/31/94
Comments Completed: 11/3/94

Provide 2 red-lined copies of the approved plan showing all changes in zoning case #93-238-A, along with an explanatory cover letter to the Director of ZADM requesting a determination that said changes are within the spirit and intent of the approved plan and order. Once this response is received from ZADM, document the response on the amended FDP. Also document DRC action on these proposed changes on the amended FDP.

Upon plan documentation of approval of these changes as stated above, staff can review the revised plans for FDP amendment approval.

A \$40.00 fee is required for the spirit and intent letter and plan review.

[Signature]
JOHN L. LEWIS
Planner II

JLL:scj

cc: zoning case #93-238-A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

ROLLING WIND
VARIANCES

NAME	ADDRESS
<u>DAVID THALER</u>	<u>7115 AMBASSADOR RD 21244</u>
<u>JOHN B. COLVIN</u>	<u>124 SHORE AVE 21208</u>
<u>NEWTON WILLIAMS</u>	<u>700 COURT TOWERS 21204</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

2A

2B

Coventry

Two Bedroom Deluxe Unit

- Two floors of living space with wall-to-wall carpet.
- First floor: Huge living room, dining room, eat-in kitchen, powder room, patio/deck, utility room.
- Brand-new GE appliances including full-size washer and dryer, oven/range, dishwasher, disposal and refrigerator.
- Second floor: Master bedroom, full bath with linen closet and double-sink vanity, second bedroom, den and three spacious closets.
- Insulated patio door and Thermal Break windows throughout.
- Model open daily. Call 597-9333 for more information.

Coventry

Two Bedroom Deluxe Unit

- Two floors of living space with wall-to-wall carpet.
- First floor: Huge living room, dining room, eat-in kitchen, powder room, patio/deck, utility room.
- Brand-new GE appliances including full-size washer and dryer, oven/range, dishwasher, disposal and refrigerator.
- Second floor: Master bedroom, full bath with linen closet and double-sink vanity, second bedroom, den and three spacious closets.
- Insulated patio door and Thermal Break windows throughout.
- Model open daily. Call 597-9333 for more information.

OLD DRY SQUARE

Courtleigh

Two Bedroom Deluxe Unit/3 Bedroom

- Two floors of living space with wall-to-wall carpet.
- First floor: Huge living room, dining room, eat-in kitchen, powder room, patio/deck, and utility room.
- Brand-new GE appliances, including full-size washer and dryer, spacemaker micro-wave oven/range, dishwasher, disposal and refrigerator.
- Oak cabinets.
- Second floor: Master bedroom, full bath with linen closet and double-sink vanity, second bedroom, den and three spacious closets.
- Insulated patio door and Thermal Break windows throughout.
- Model open daily. Call 597-9333 for more information.



GENERAL NOTES:

1. DEVELOPMENT NAME: Rolling Wind
 2. OWNER/DEVELOPER: Rolling Wind Associates Limited Partnership
 121 Slade Avenue
 Baltimore, Maryland 21208
 (410) 486-1234
 ATTN: Mr. John B. Colvin

3. CDD PLAN PREPARED BY: D.S. Thaler & Associates, Inc.
 7115 Ambassador Road
 Baltimore, Maryland 21244
 (410) 341-3647
 ATTN: Alan S. Seall, R.L.A.

4. GENERAL DATA:
 Election District: 2
 Census Tract: 4024.01
 Congressional District: 1
 Watershed: 31
 Subwatershed: 70

5. SITE INFORMATION:
 A. Gross acreage: 46.90 ac ±
 NET 46.3 AC ±
 B. Zoning: R-10
 C. Density Calculations:
 Allowable: 492.45 Dwelling Units
 (100 U.S. ± 46.9 AC ±)
 Proposed: Townhouses: 100
 Apartments: 192 total units
 240 ± 1 BDM
 240 ± 2 BDM
 240 ± 3 BDM
 480 Units Total

D. Parking: Townhouses: 100 spaces/unit = 230 spaces
 Apartments: 192 spaces/unit = 230 spaces
 Proposed: 460 spaces including 8 handicapped spaces
 E. Open Space: 100 ± 1 BDM units = 230 spaces
 Proposed: 460 spaces including 8 handicapped spaces

F. Landscaping: Planting as specified in the Baltimore County Landscape Manual, adopted October 1, 1990.
 G. Stormwater Management: Stormwater management will conform to Baltimore County Standards.
 H. Grading: Grading shall be schematic only, and subject to change.
 I. Vegetation: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods and meadow.

J. Sight Lines: Proposed sight lines are shown on Plan and will be cleared and graded and kept permanently clear to ensure unobstructed sight at all times.
 K. Storage Tanks: There are no known underground storage tanks on site. (For existing see SEE note #21)
 L. REFERENCES: Floodplain: D.S. Thaler & Associates, Inc.
 Topography: Field Run by D.S. Thaler & Associates, Inc.
 Wetlands: Field delineated by Sionhizate 1989.
 Wetland Science Applications 1991
 Boundary Survey: D.S. Thaler & Associates, Inc.

M. Sidewalks shall be provided on all public roads.
 N. All parking areas and maneuvering areas will be paved with macadam and permanently striped.
 O. Building foot prints shown are for illustrative purposes only and may not represent the actual foundation plan.
 P. Disturbance of open space beyond the limits shown shall not be allowed without prior approval from the Department of Recreation and Parks.
 Q. The zoning will be controlled by a licensed well driller and a well abandonment report will be submitted to zoning prior to drilling. The zoning report will be filed in the zoning office and included in the zoning file.

R. 10' walkway easement shall be provided between buildings to rear yards.
 S. Stormwater management facility shall be screened from adjacent residential properties.
 T. Soil and Slope Mitigation Measures:
 The developer shall do the following in those areas where severe or moderate soil limitations are indicated and/or steep slopes occur:
 a. Ensure that grading plans consider protection of these areas from erosion in run-off. This will include draining roof down spouts and down into storm drains.
 b. Stabilization of disturbed areas in accordance with approved sediment control practices.
 c. Provide for geotechnical assistance with on-site inspectors as required.

U. LIGHTING: Proposed lighting is shown on P.

26. "This property as shown on the Plan has been held intact by the ownership shown since 1971 (according to tax map). No portion of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area in support any off-site dwellings.
 27. Future signs shall conform with 8.413 B.C.E.R. and all zoning policies. (SEE VARIANCE AND SIGN DETAIL)
 28. School Information:
 School District: Parkland Elem.
 School Capacity: 478
 1997-1998 Enrollment: 478
 1999-2000 Enrollment: 478
 29. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and BPPA 101 Life Safety Code 1988 Edition.
 30. Any Forest Buffer Easement shown herein is subject to protective easements which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.
 31. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by Baltimore County Department of Environmental Protection and Resource Management.
 32. Layout, size, depth & type of proposed utilities is preliminary. Final design may vary.

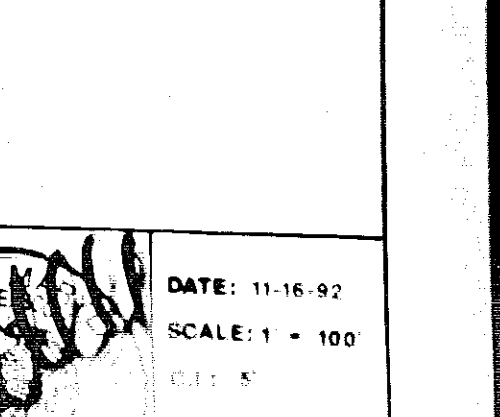
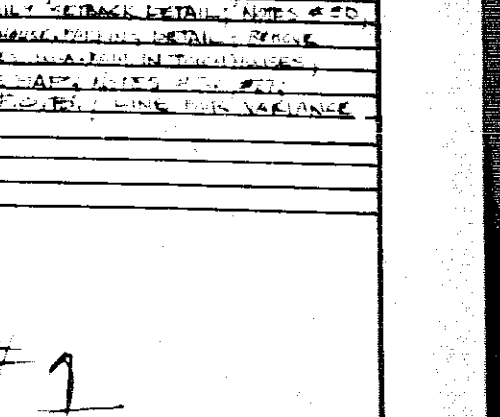
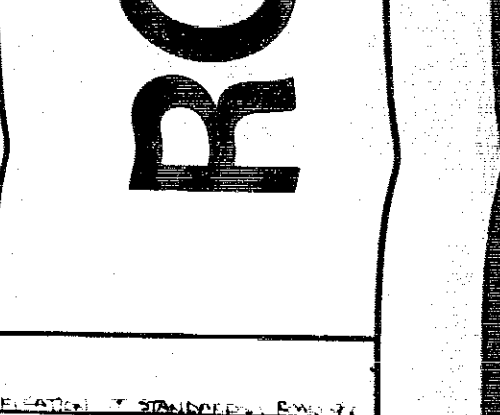
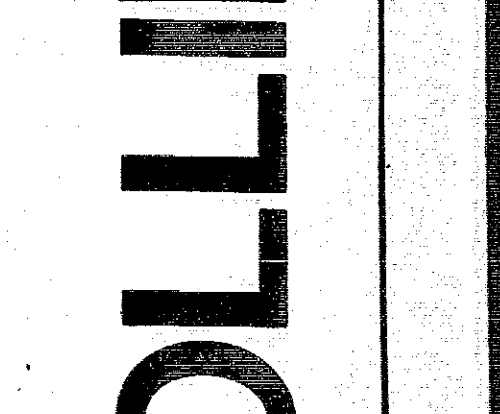
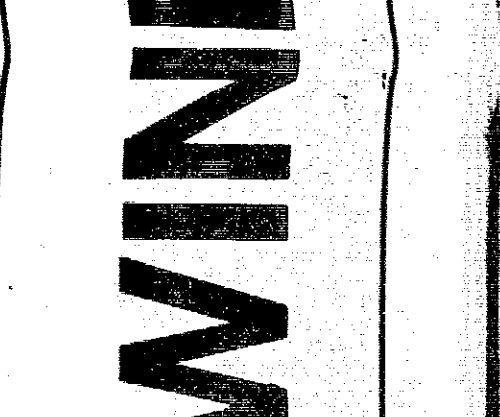
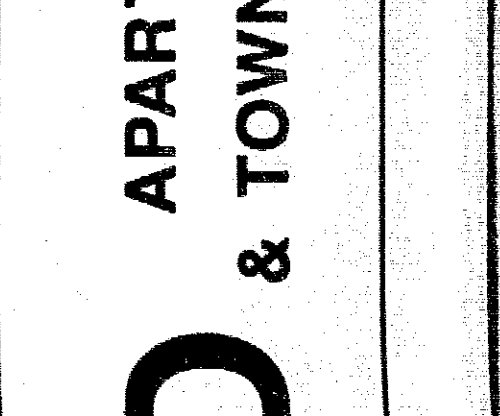
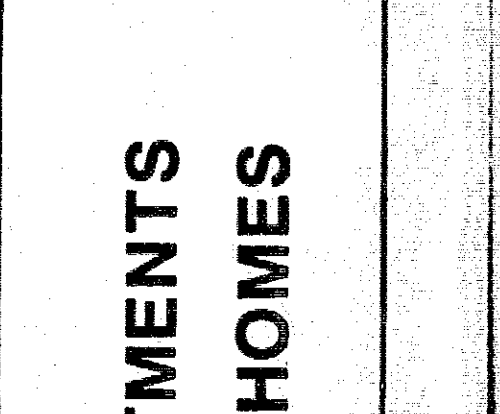
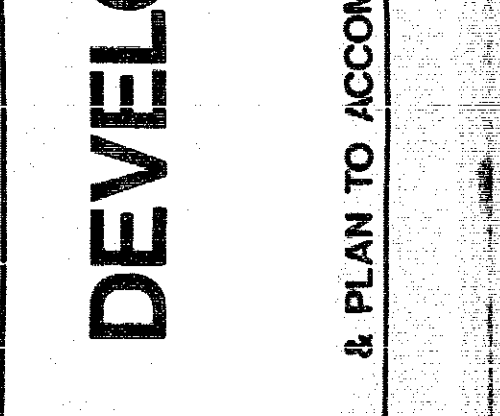
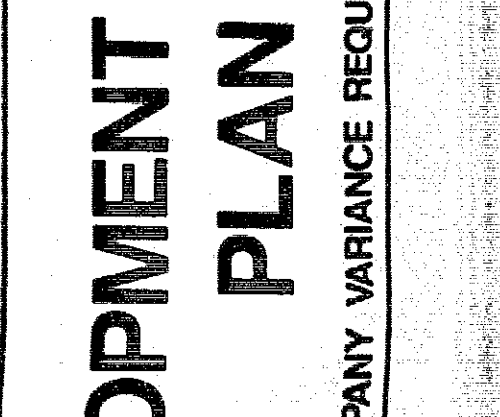
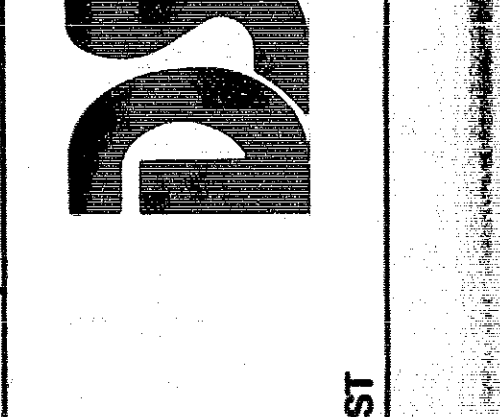
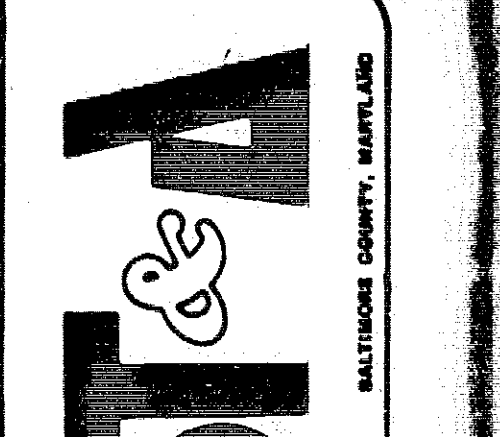
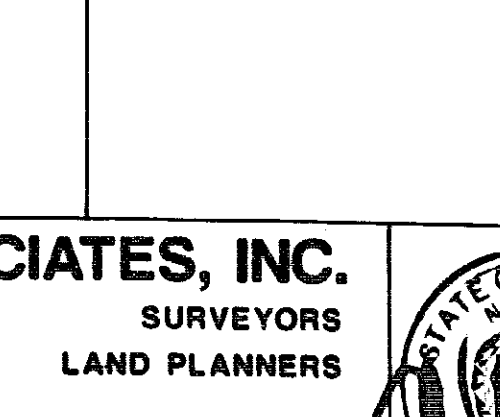
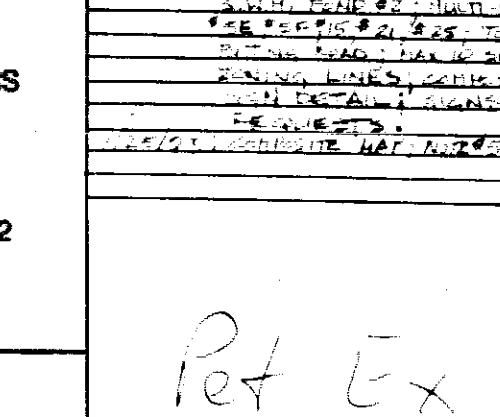
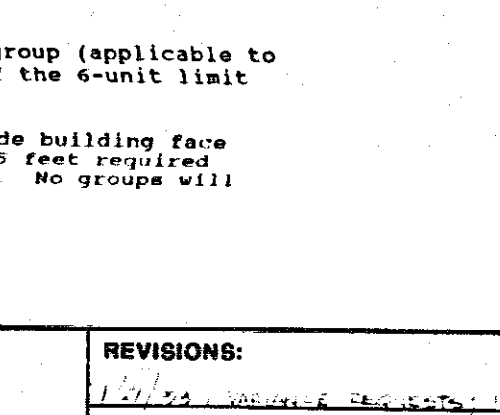
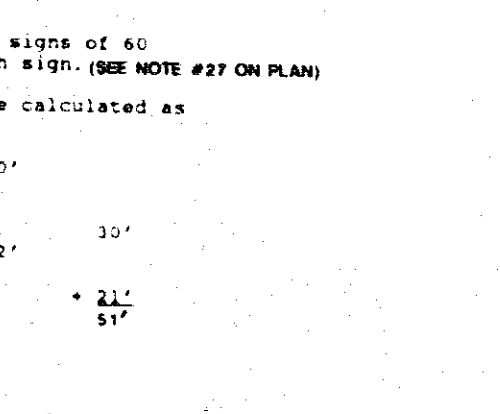
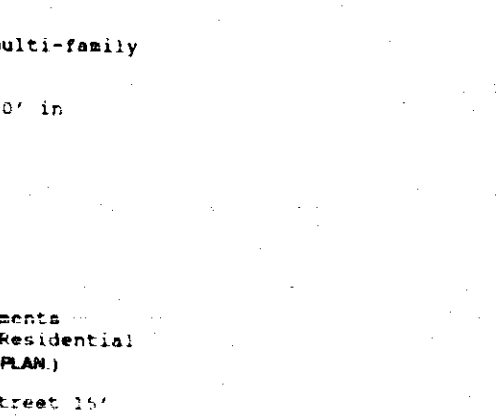
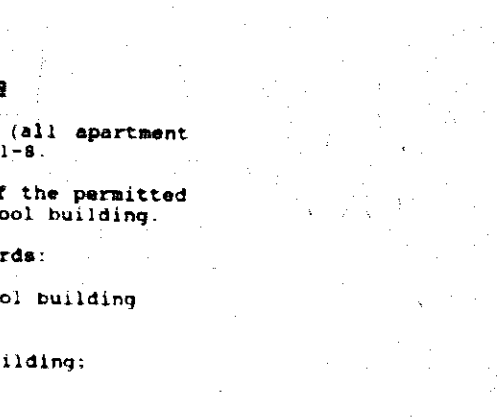
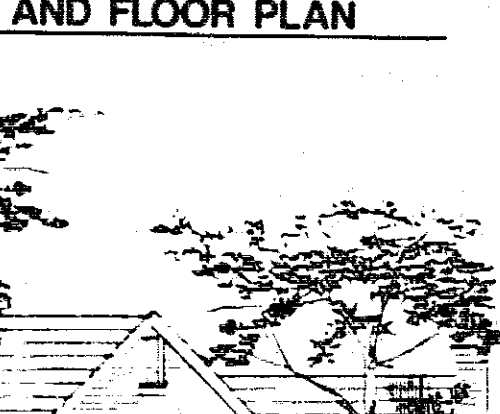
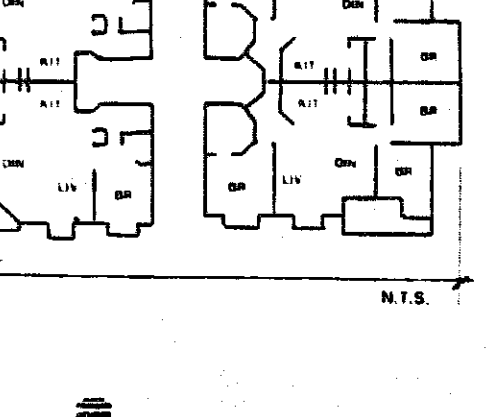
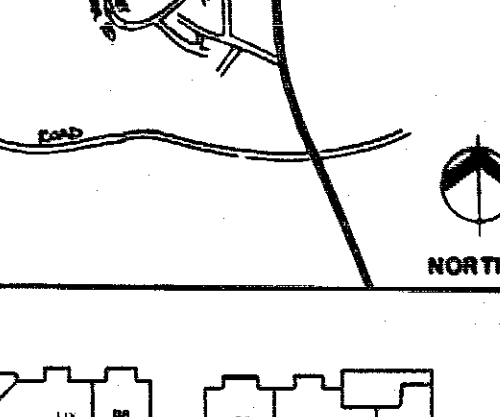
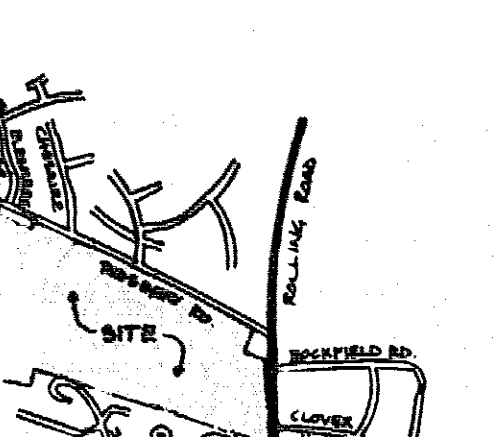
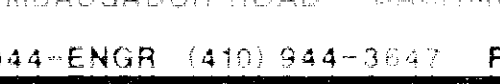
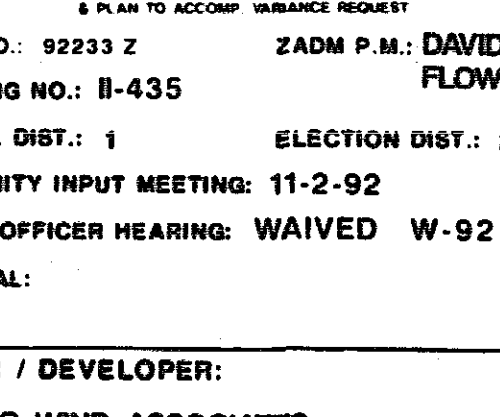
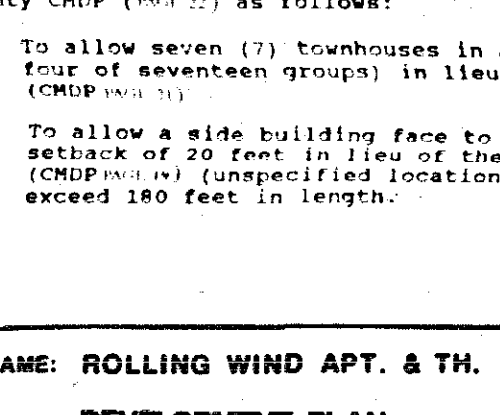
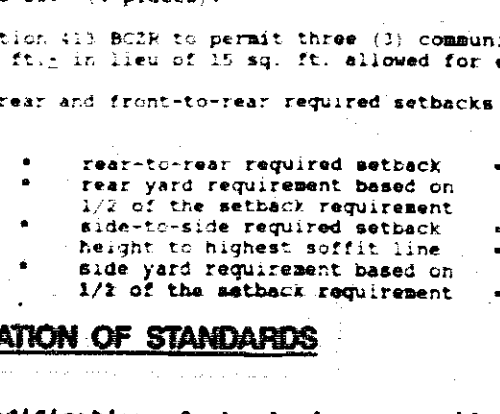
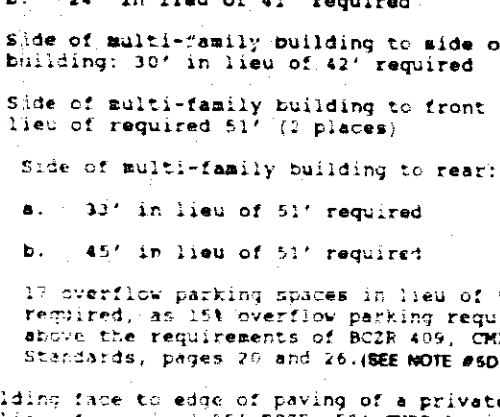
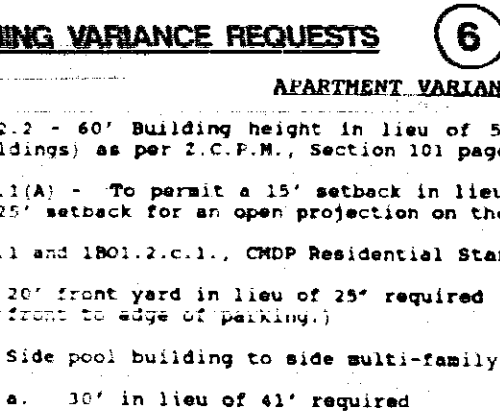
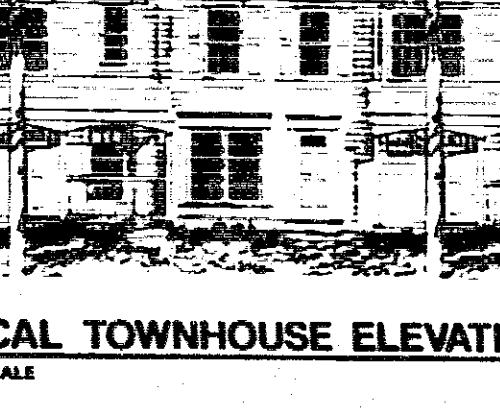
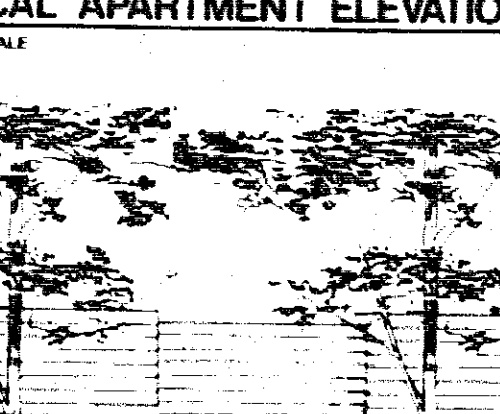
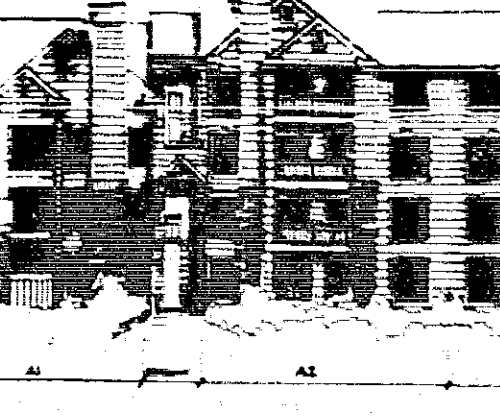
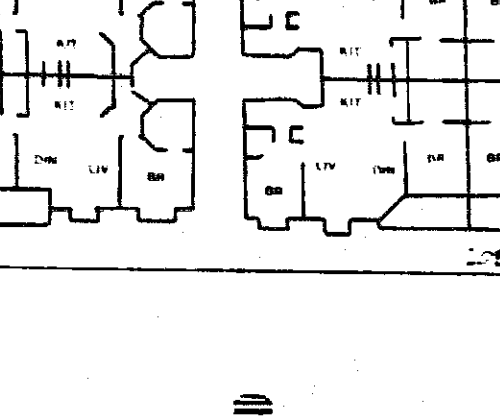
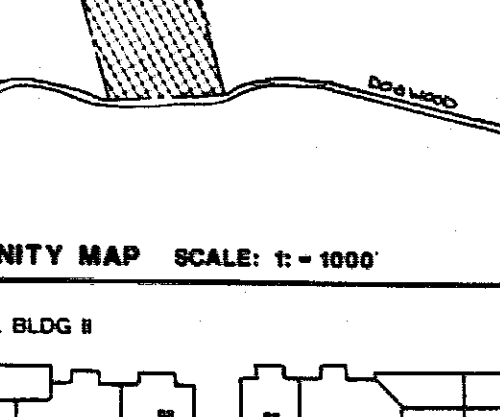
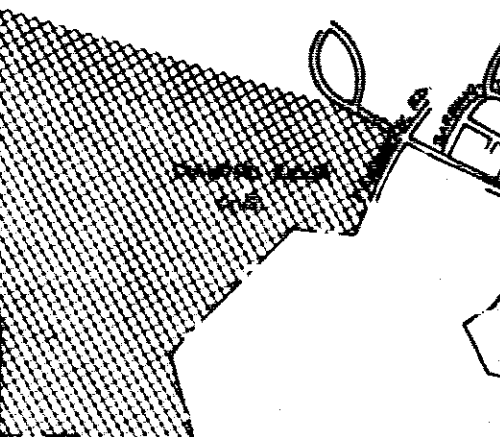
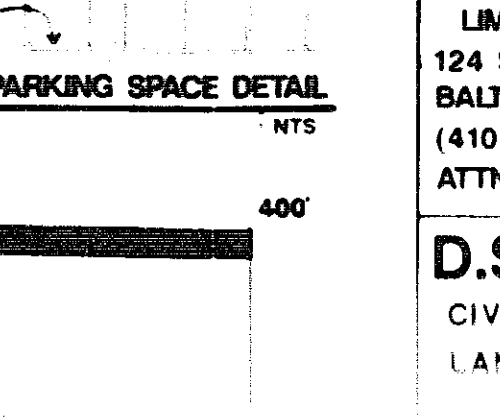
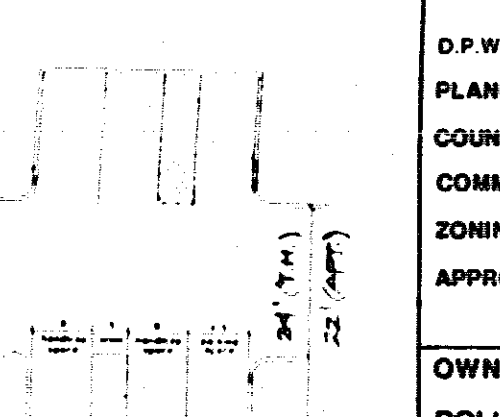
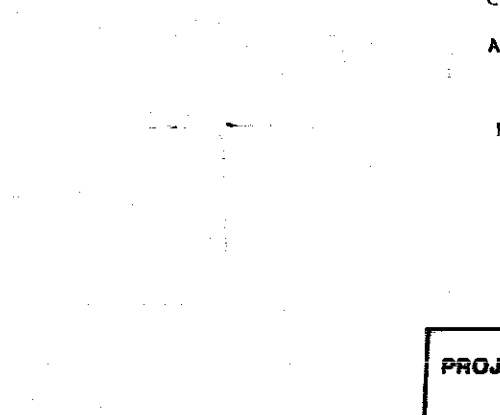
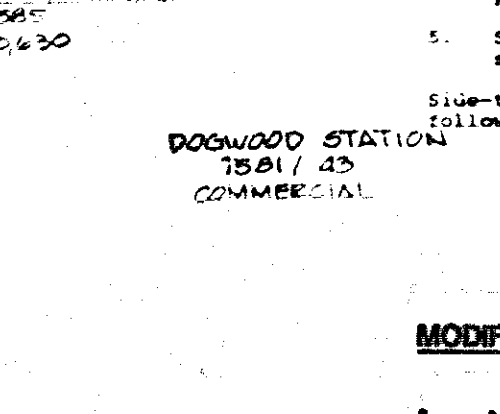
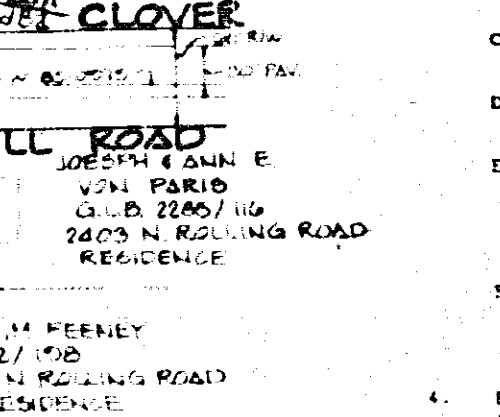
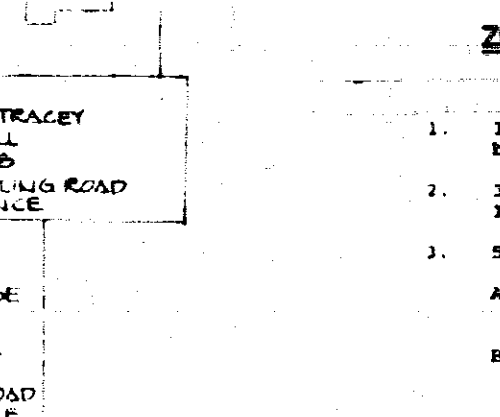
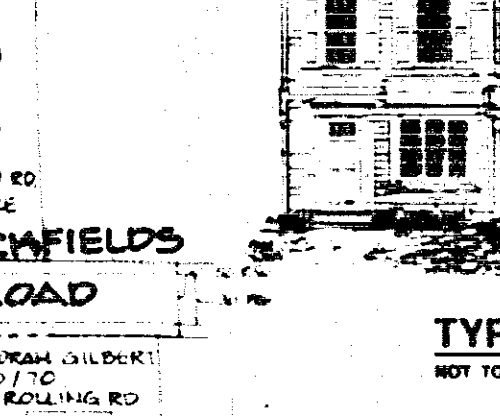
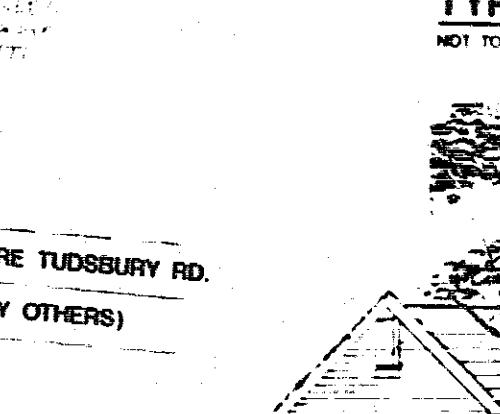
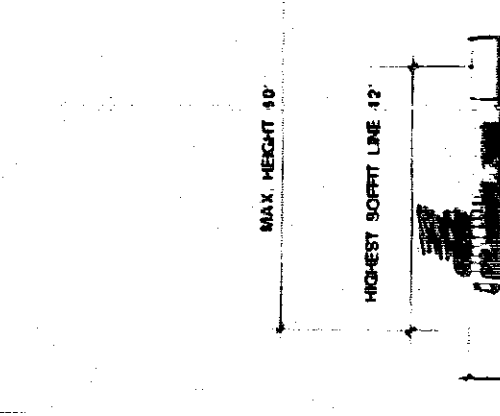
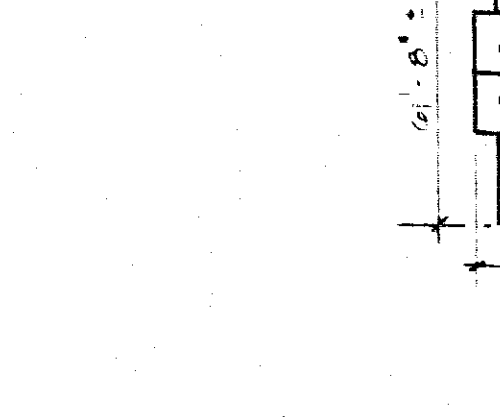
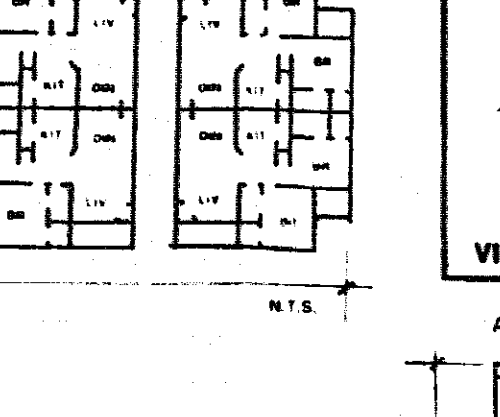
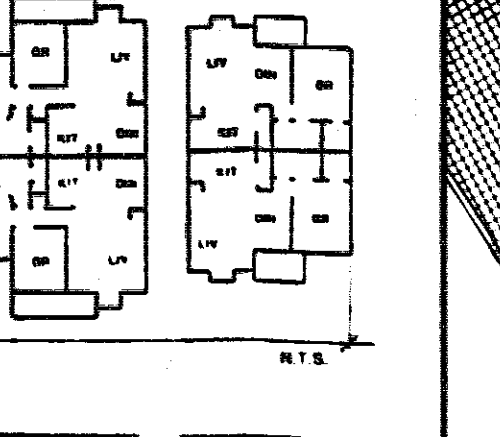
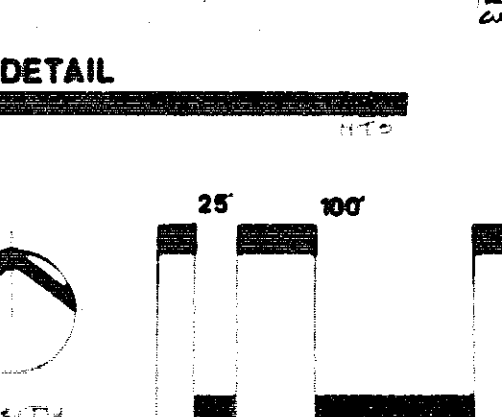
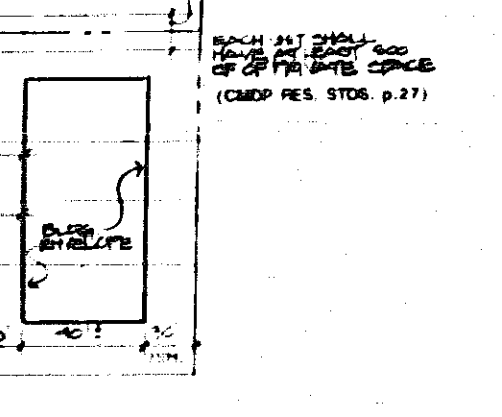
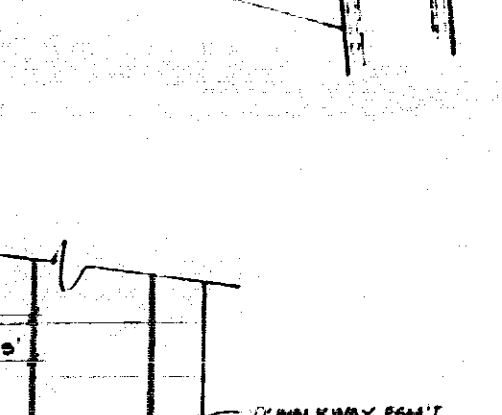
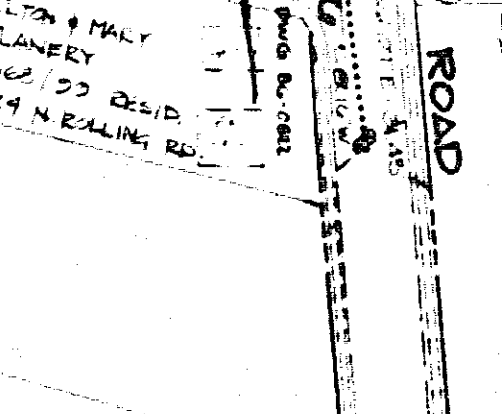
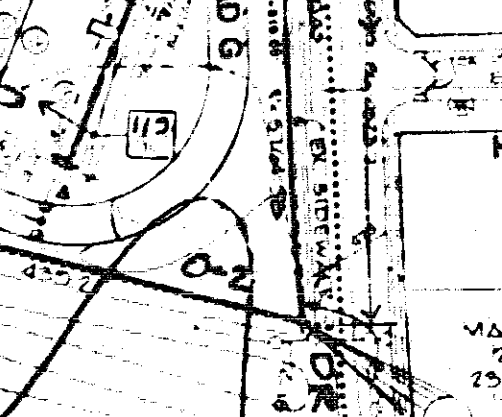
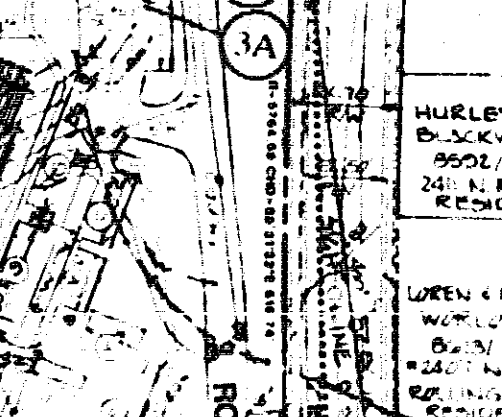
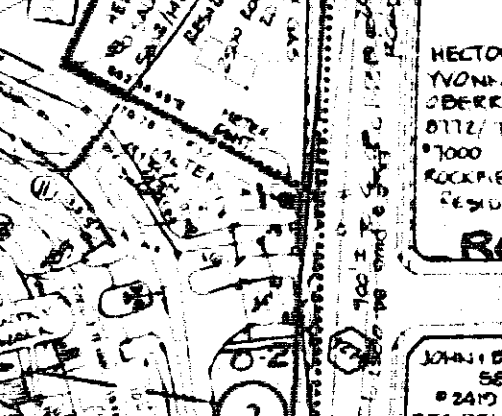
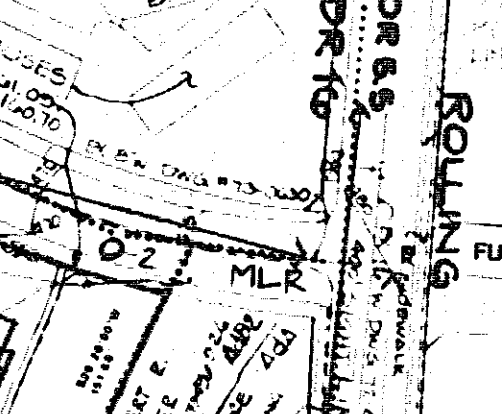
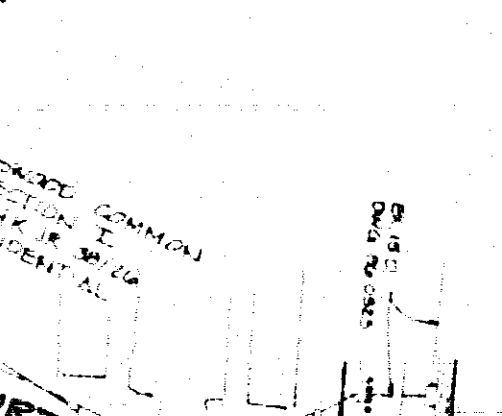
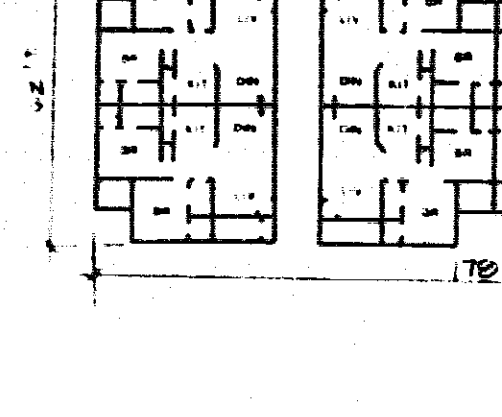
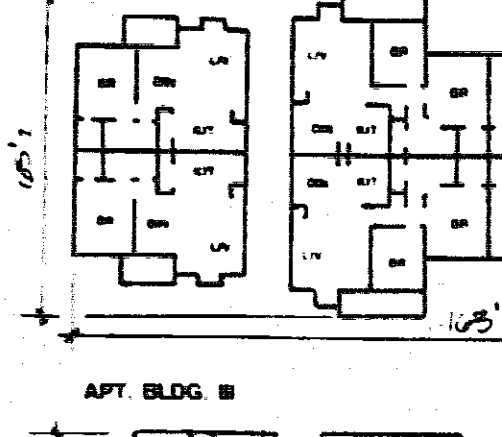
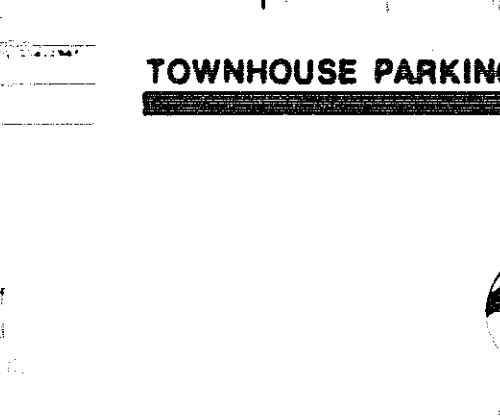
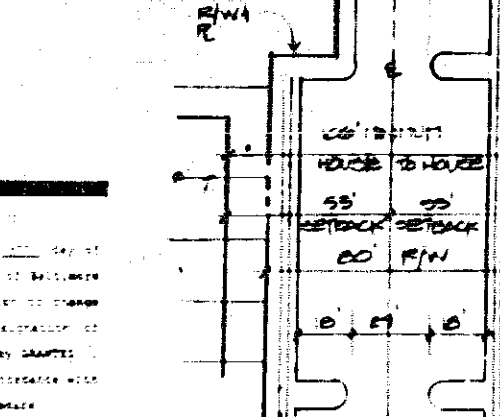
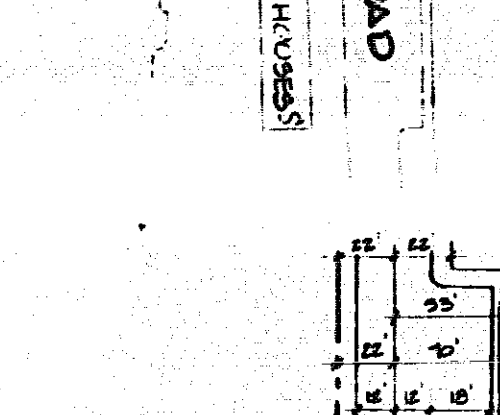
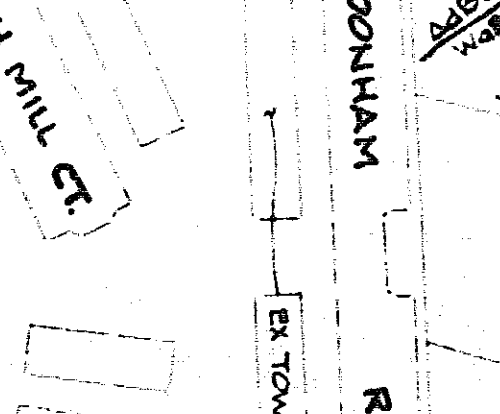
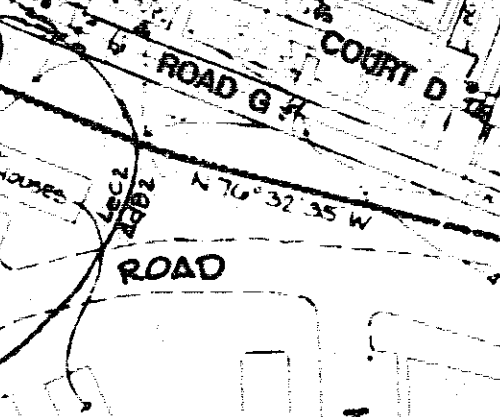
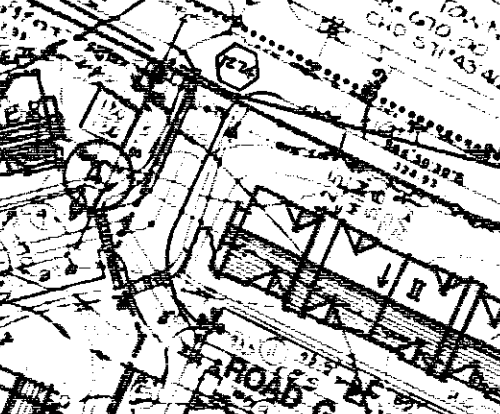
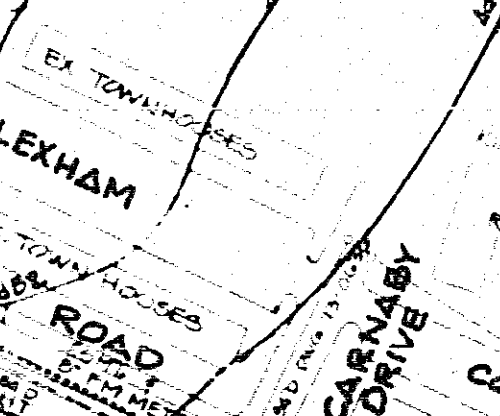
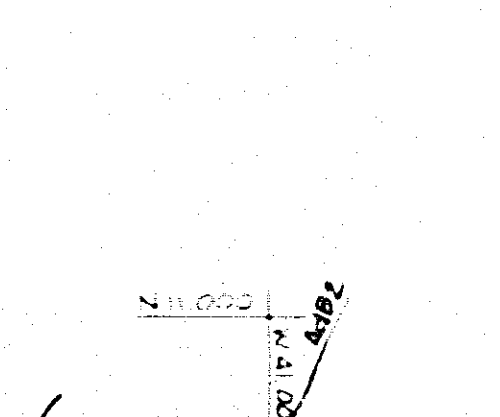
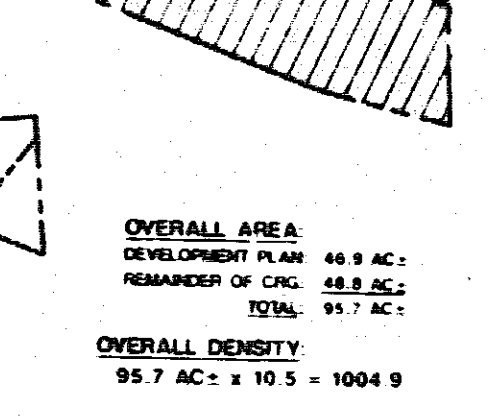
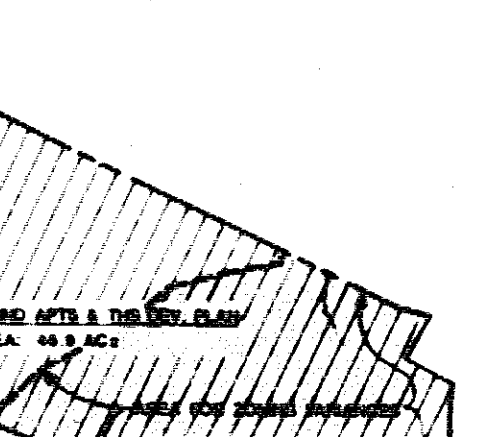
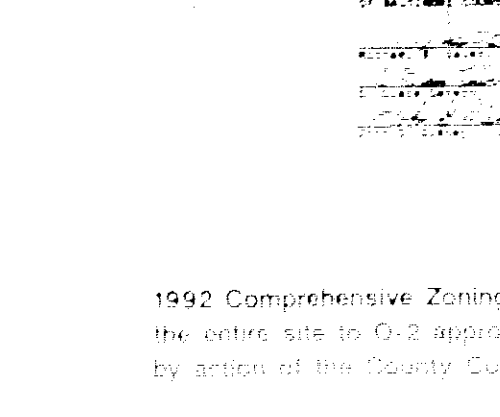
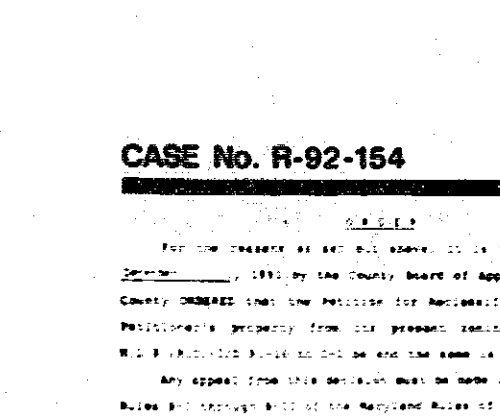
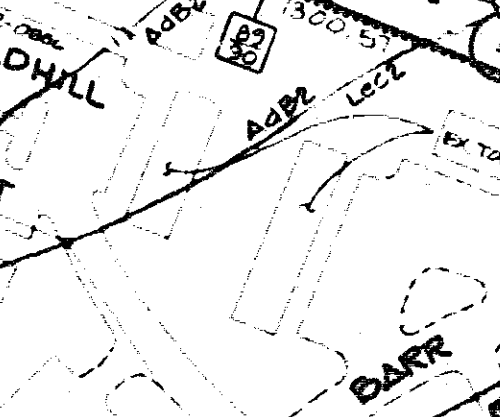
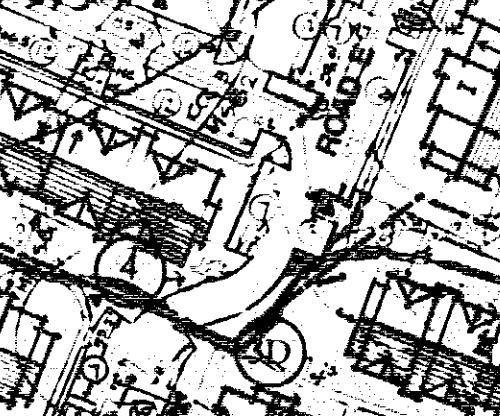
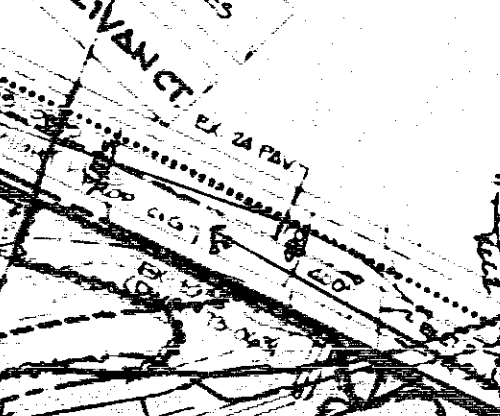
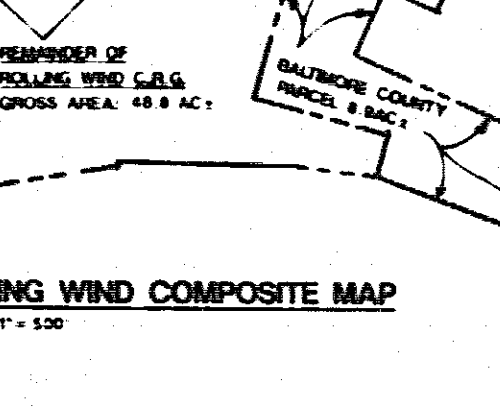
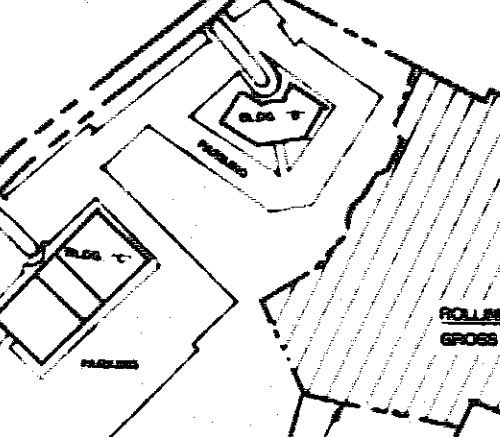
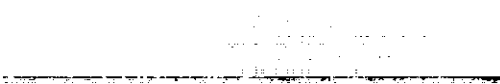
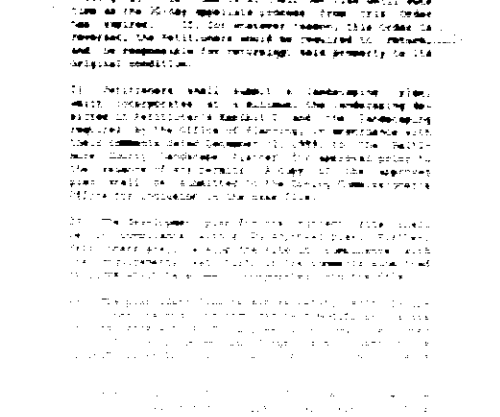
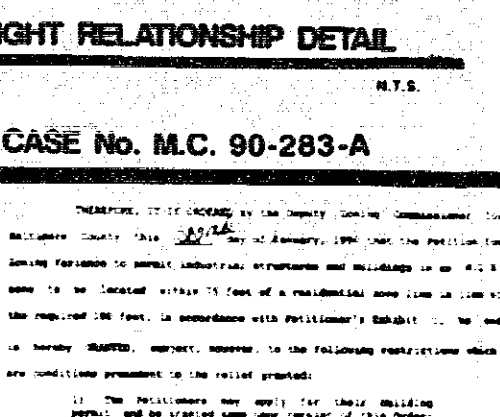
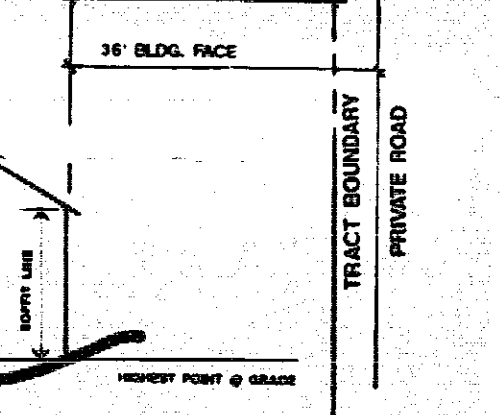
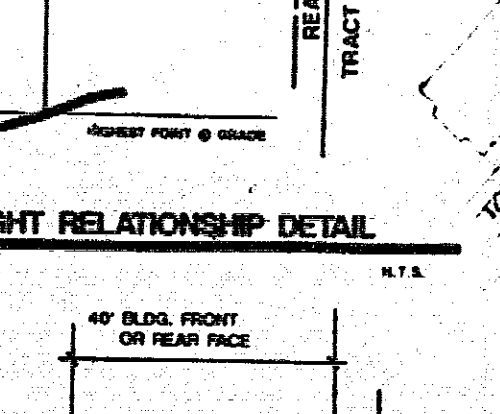
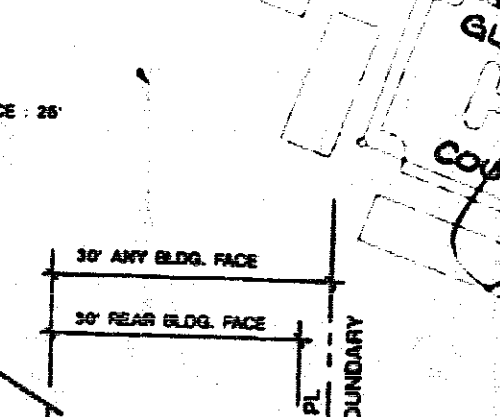
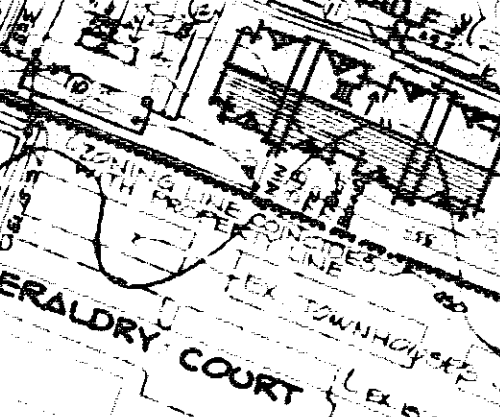
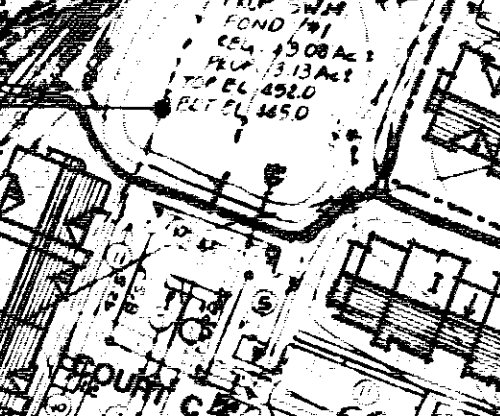
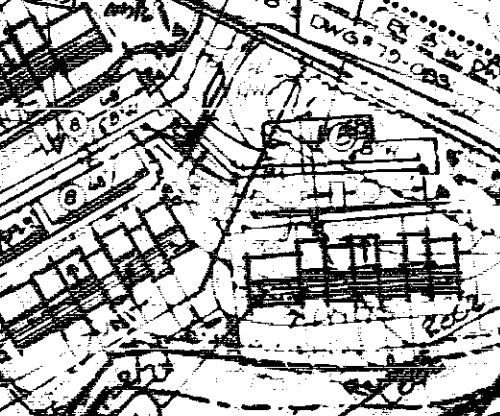
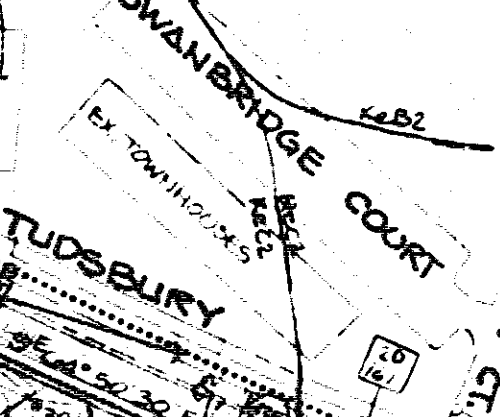
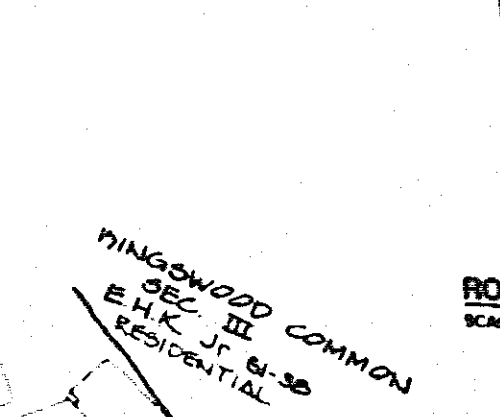
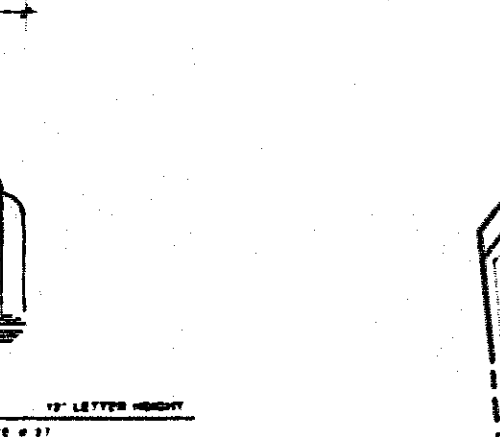
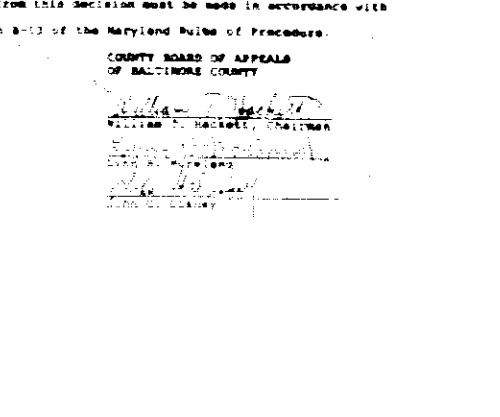
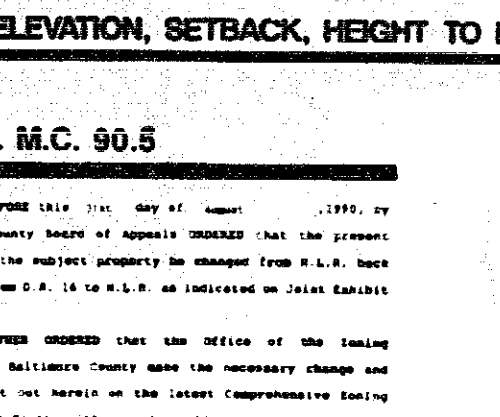
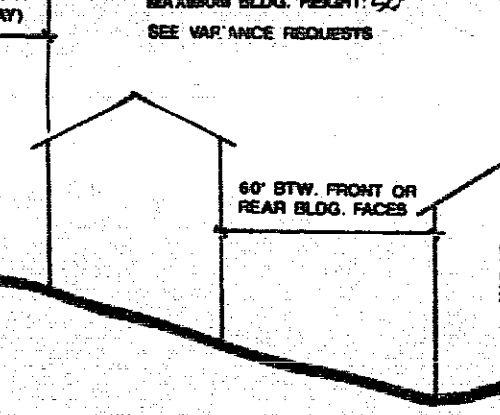
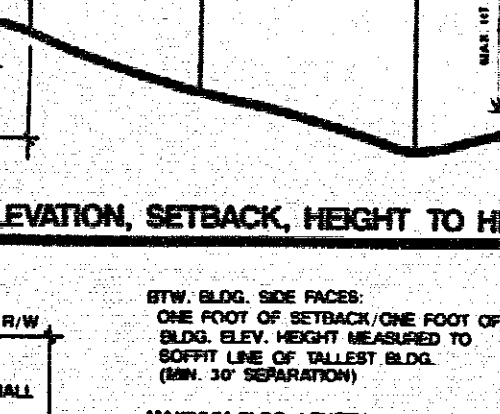
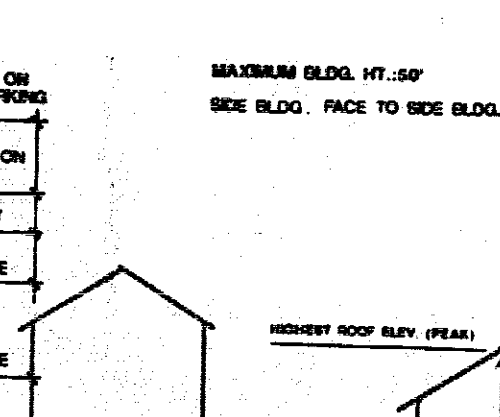
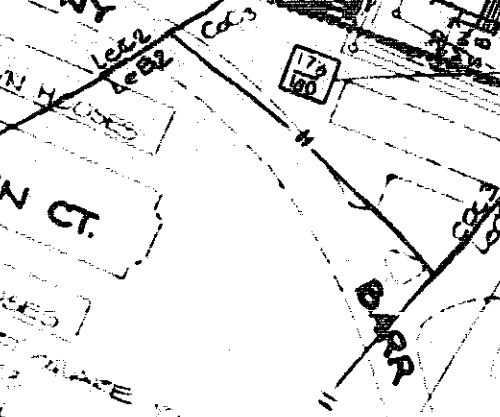
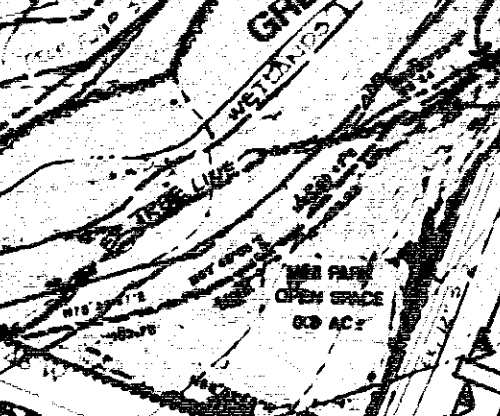
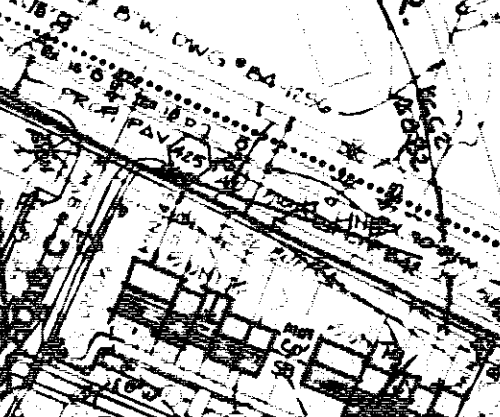
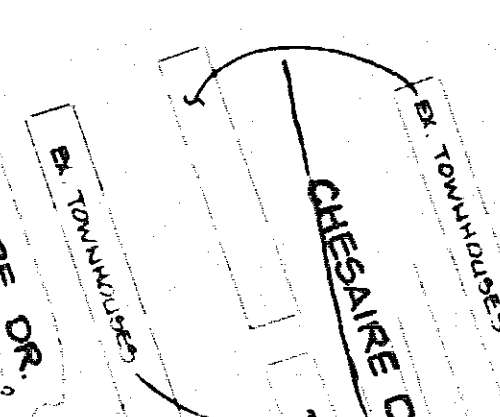
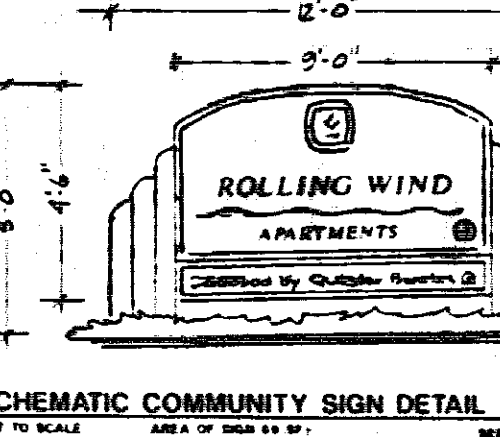
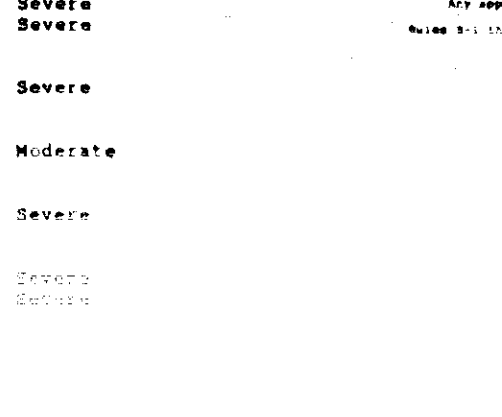
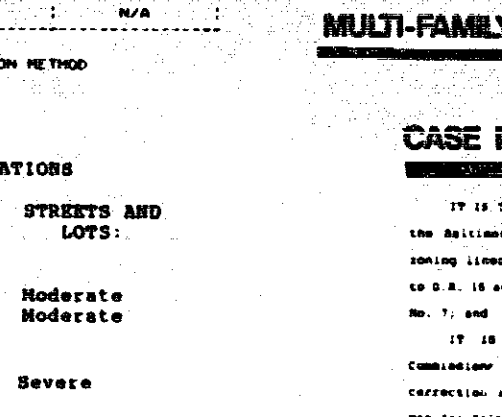
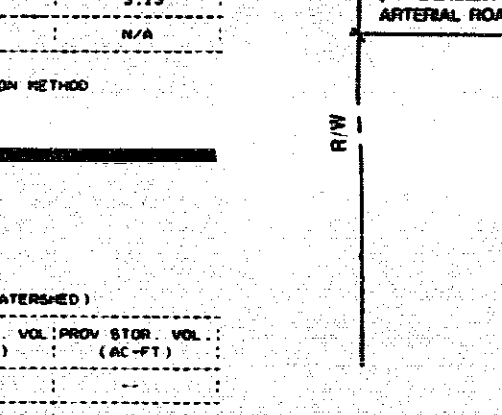
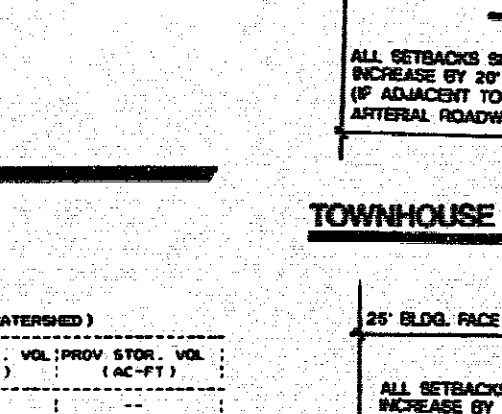
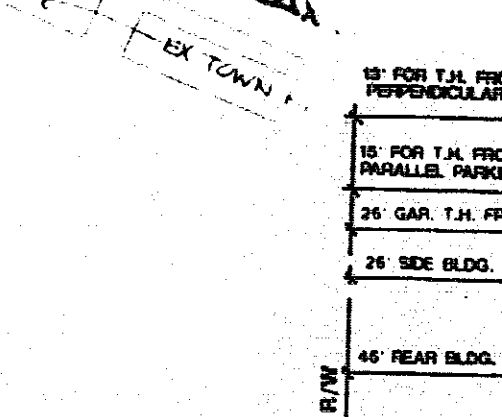
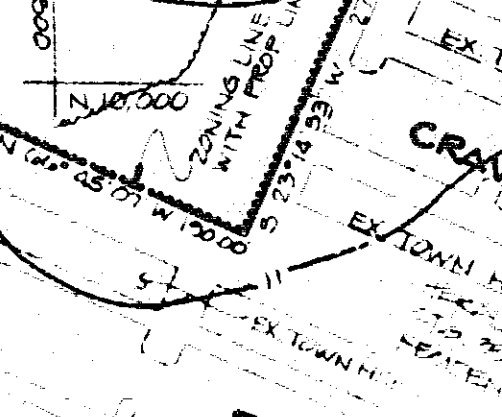
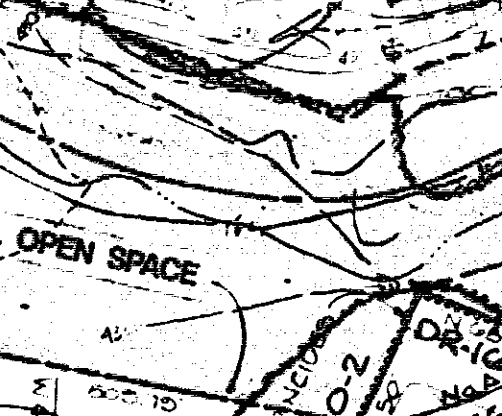
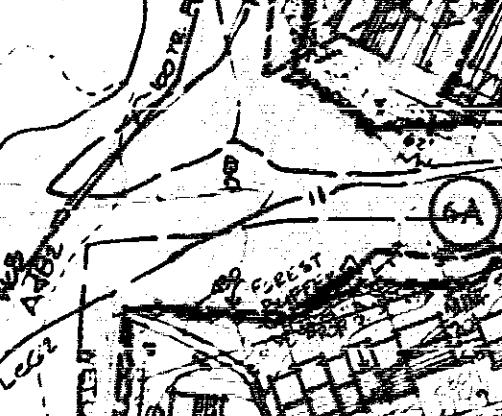
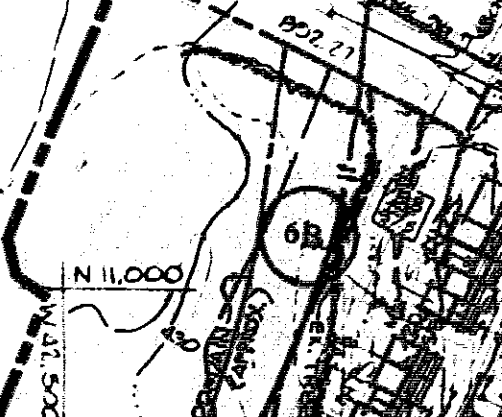
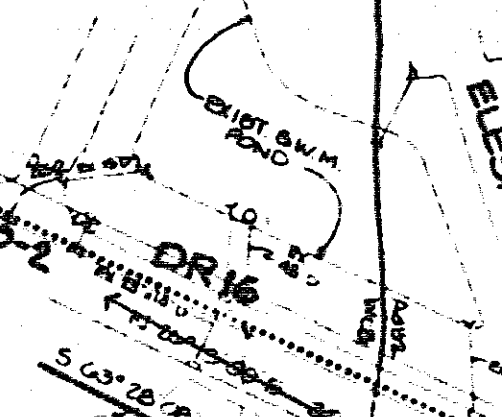
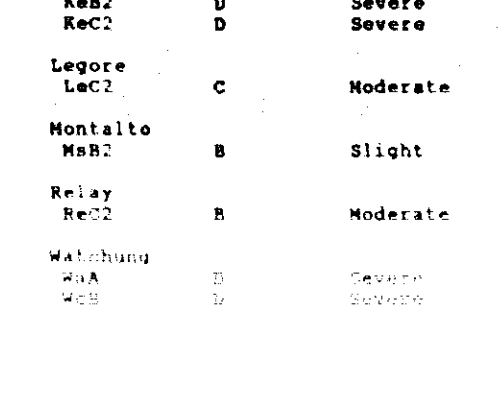
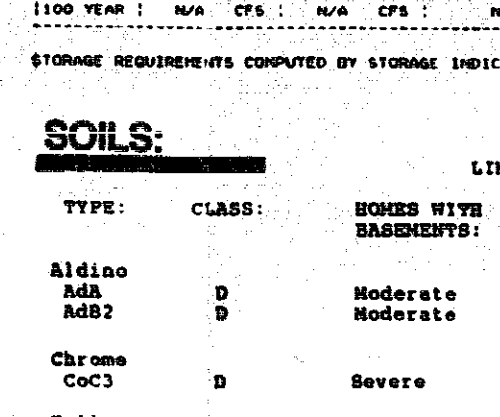
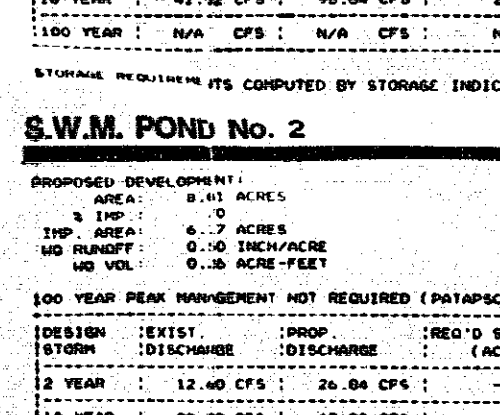
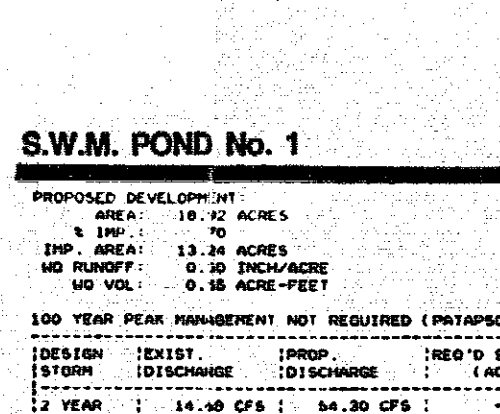
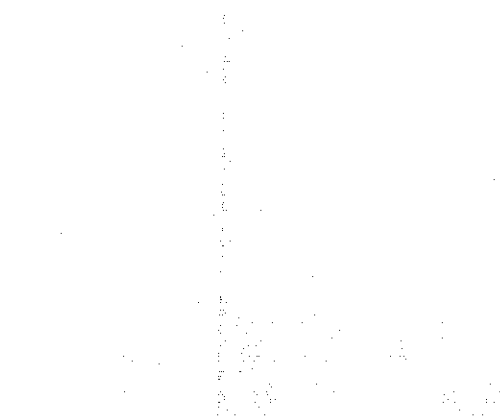
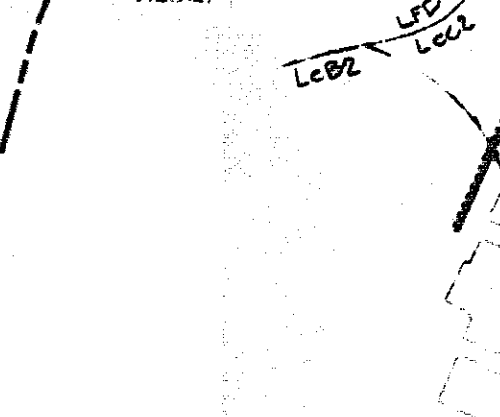
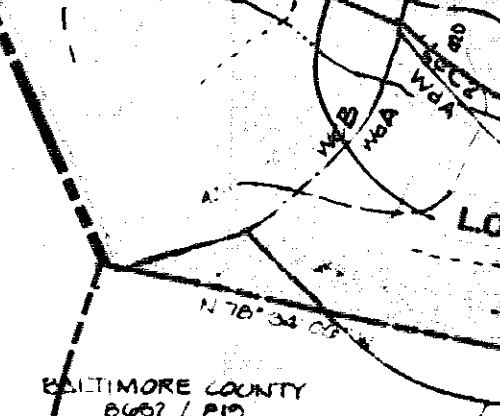
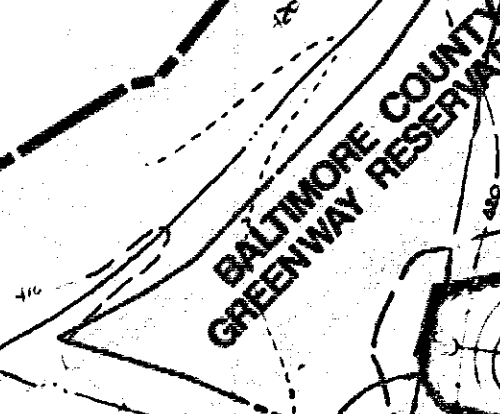
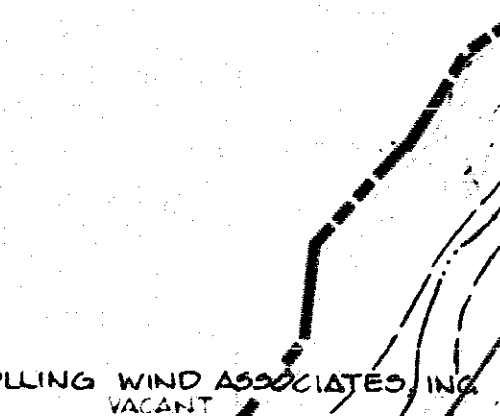
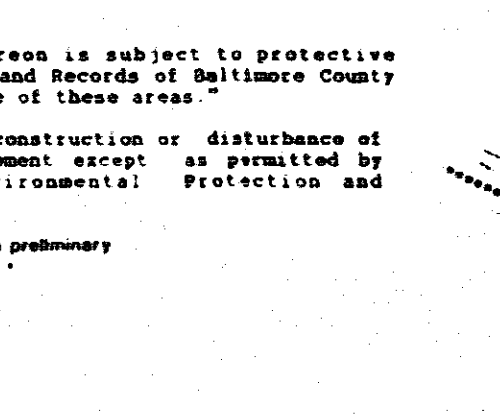
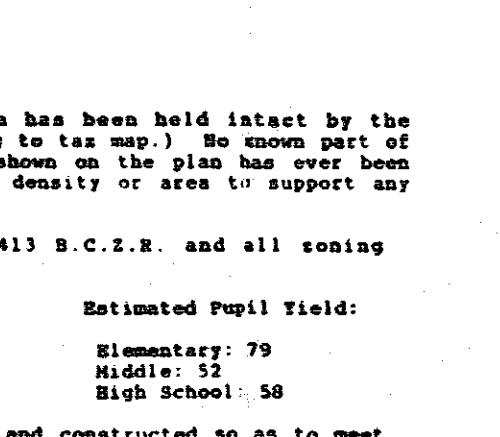
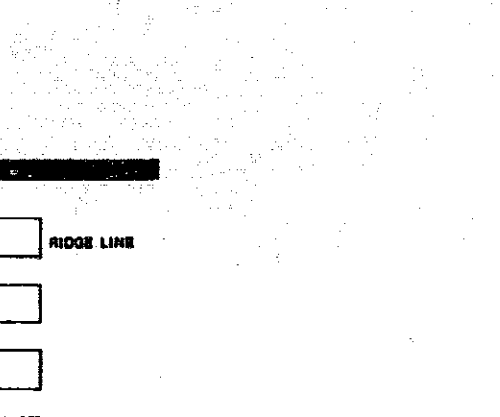
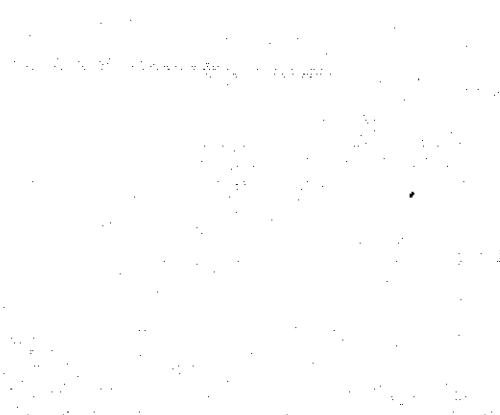
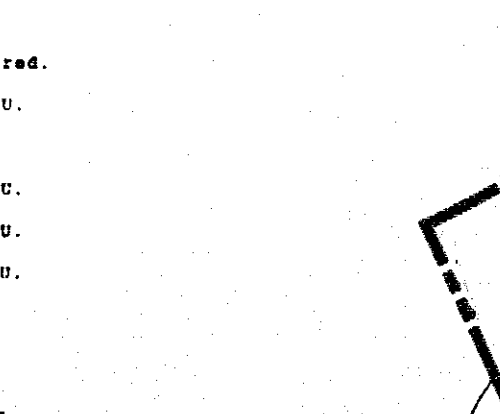
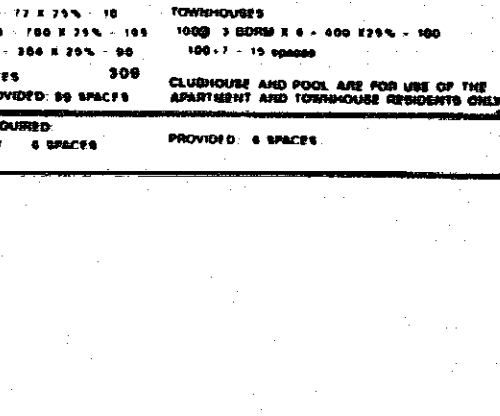
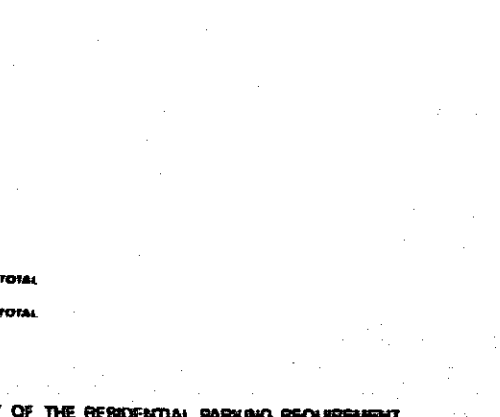
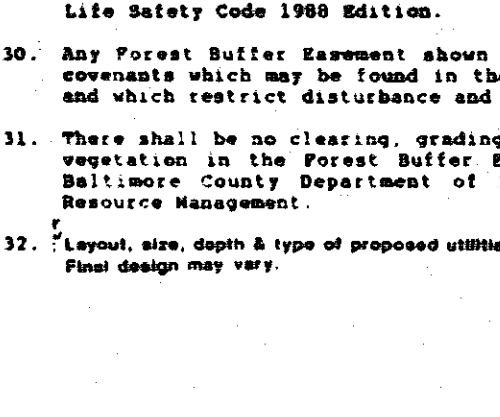
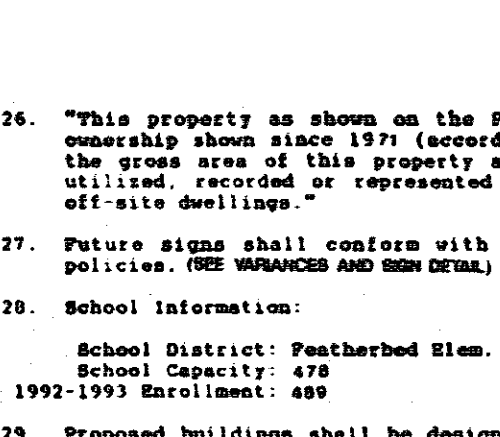
33. "This property as shown on the Plan has been held intact by the ownership shown since 1971 (according to tax map). No portion of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area in support any off-site dwellings.
 34. Future signs shall conform with 8.413 B.C.E.R. and all zoning policies. (SEE VARIANCE AND SIGN DETAIL)
 35. School Information:
 School District: Parkland Elem.
 School Capacity: 478
 1997-1998 Enrollment: 478
 1999-2000 Enrollment: 478
 36. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and BPPA 101 Life Safety Code 1988 Edition.
 37. Any Forest Buffer Easement shown herein is subject to protective easements which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.
 38. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by Baltimore County Department of Environmental Protection and Resource Management.
 39. Layout, size, depth & type of proposed utilities is preliminary. Final design may vary.

39. Layout, size, depth & type of proposed utilities is preliminary. Final design may vary.

40. Layout, size, depth & type of proposed utilities is preliminary. Final design may vary.

41. Layout, size, depth & type of proposed utilities is preliminary. Final design may vary.

42. Layout, size, depth & type of proposed utilities is preliminary. Final design may vary.



ROLLING WIND

DEVELOPMENT PLAN

APARTMENTS & TOWNHOMES

PLAN TO ACCOMPANY VARIANCE REQUEST

REVISIONS:

1. 11-16-92
 2. 11-16-92
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 51. 11-16-92
 52. 11-16-92

BALTIMORE COUNTY
OF PLANNING AND ZONING
ICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Ord. Nos. 163-92, 164-92, 165-92, 166-92, 167-92, 168-92, 169-92

William A. Howard
Chairman, County Council

SCALE
1" = 200'
DATE OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
HEBBVILLE
BELMONT
AREA

SHEET
N W
3 8
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THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21216



OFFICE
OFF

EXHIBIT TO ACCOMPANY
ZONING VARIANCE REQUESTS
D.S. THALER & ASSOC., INC.
2115 AMBASSADOR ROAD, BALTIMORE, MD 21244
(410) 944-ENGR, (410) 944-3647

SCALE: 1"=200' DATE: DEC. 28, 1992

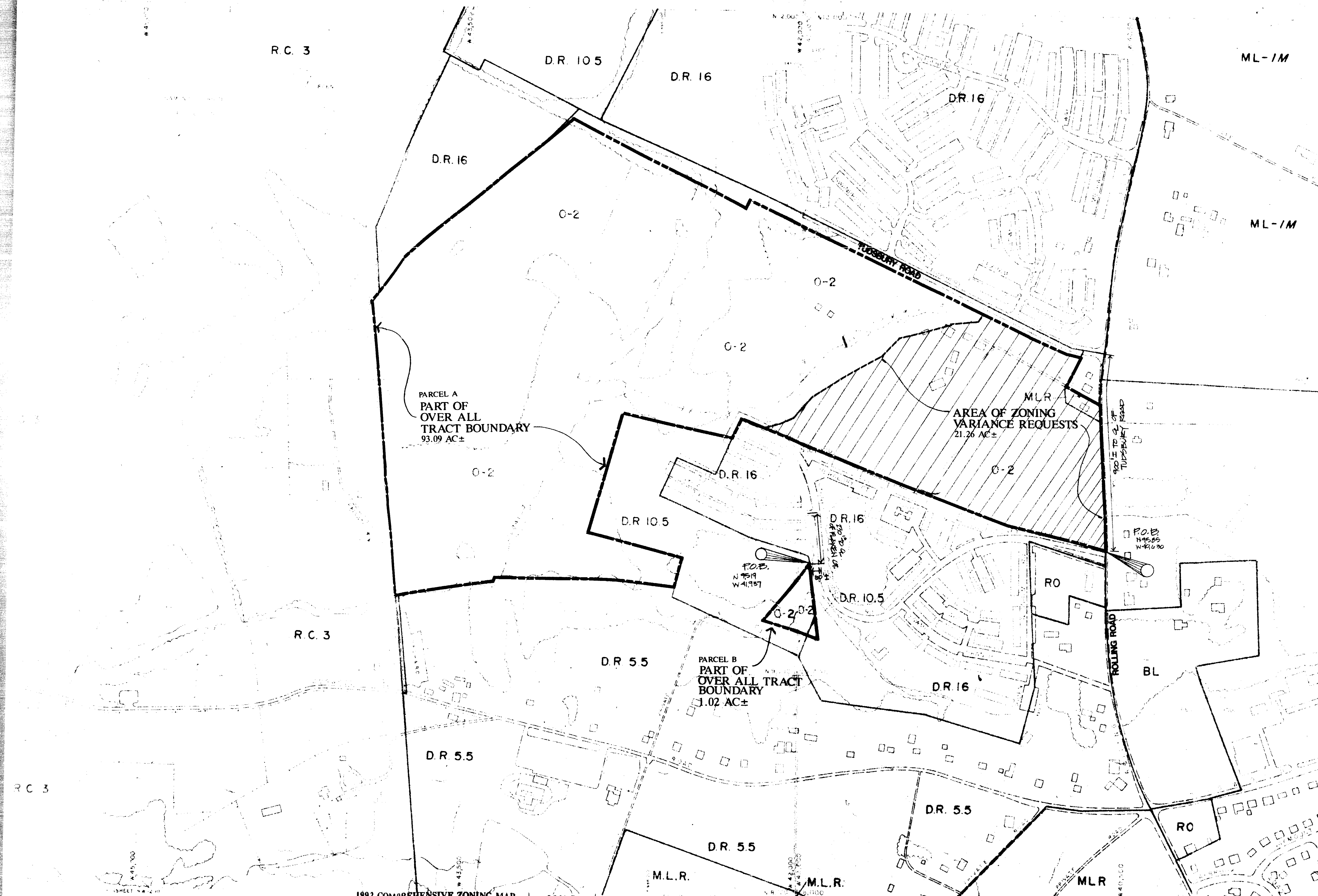
NET AREAS

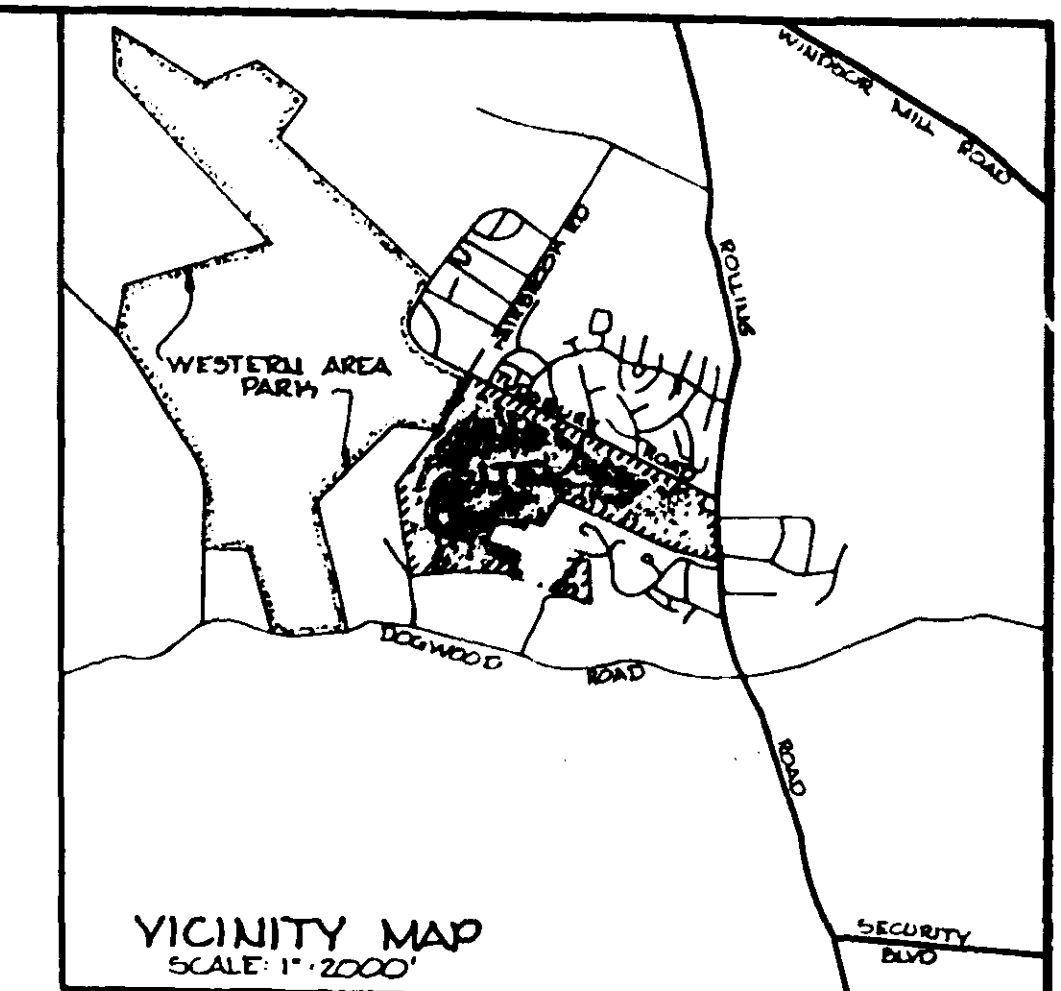
TOTAL SITE: 94.11 AC±
PARCEL A: 93.09 AC±
PARCEL B: 1.02 AC±

AREA OF ZONING VARIANCE REQUESTS: 21.26 AC±

93-238-A

ROLLING WIND
APTS. & THS.

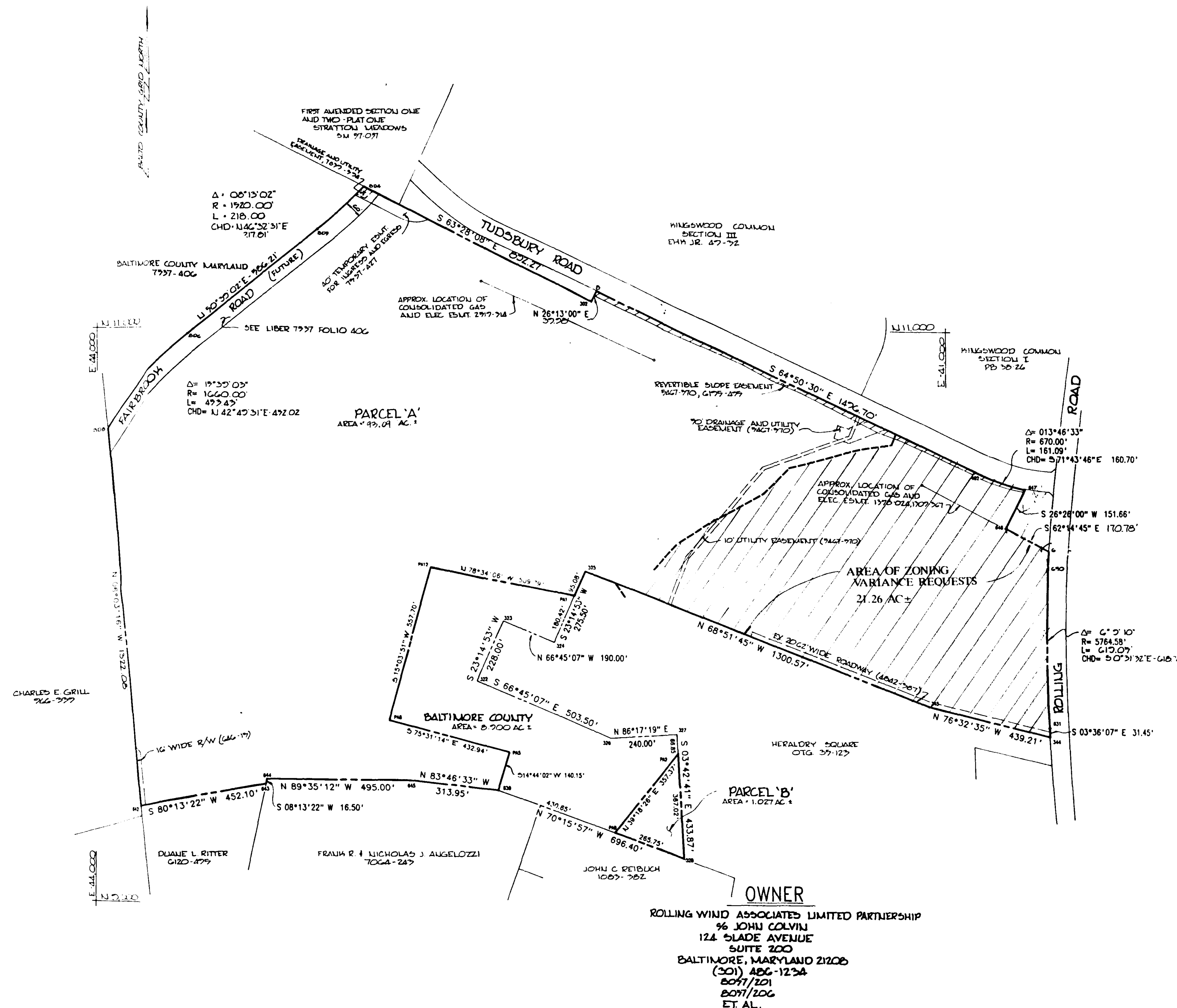




COORDINATES

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647	10450.913	-40721.326	
6	10319.700	-40671.706	
7	10220.164	-40786.146	
8	11157.777	-42220.641	
650	10173.299	-40640.144	
631	9616.851	-40632.033	
344	9585.465	-40630.057	
345	9687.675	-41057.207	
325	10156.671	-42270.272	
324	9903.540	-42379.015	
323	9978.535	-42553.588	
322	9769.048	-42643.582	
326	9570.310	-42180.964	
327	9585.845	-41941.468	
328	9152.885	-41913.383	
636	9388.028	-42568.879	
645	9422.066	-42880.976	
644	9425.636	-43375.963	
643	9409.306	-43378.323	
642	9332.531	-43823.857	
604	11900.227	-45004.640	
609	11904.492	-45302.713	
606	10778.767	-45616.026	
600	10647.233	-47763.301	
302	11101.703	-42246.304	

648	10315.109	-40786.839
PA1	10069.311	-42307.801
PA2	9519.136	-41937.140
PA5	9523.570	-42533.235
PA6	9631.819	-42952.423
PA8	9242.618	-42163.526
PA12	10170.351	-42807.418



NOTES

- Highway and highway widening, slope easements, drainage and utility easements, access easements, and stormwater management areas no matter how entitled, shown hereon, are reserved unto the owner and are hereby offered for dedication to Baltimore County, Maryland. The Owner, his personal representatives and assigns shall convey said areas by deed to Baltimore County, Maryland, at no cost.
- Streets and/or roads shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated for public use. The fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.
- This plat may expire in accordance with the provisions of the Baltimore County Code, section 22-68.
- The recording of this plat does not guarantee installation of streets or utilities by Baltimore County.
- The information shown hereon may be superseded by a subsequent or amended plat.
- Additional information concerning this plat may be obtained from the Baltimore County Office of Planning and Zoning and the Department of Public Works.
- The recording of this plat does not constitute or imply acceptance by the county of any street, easement, park, open space or other public area shown on the plat.
- The Owner/Developer will comply with the best management practices adopted by the Baltimore County Department of Environmental Protection and Resource Management.

OVER ALL TRACT BOUNDARY EXHIBIT TO ACCOMPANY ZONING VARIANCE REQUESTS ROLLING WIND

2ND ELECTION DISTRICT, BALTIMORE COUNTY, MD
SCALE: 1" = 200' DATE: 1-19-93

252
93-238-A

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS.

X 110478.28 E -40617.80
X 110106.27 E -40632.34

PWA:
FINAL PLAT CHECKED:
PLANNING:
ENGINEERING:
HOUSE NUMBERS:
STREET NAMES:
ACCOMMODATIONS:
LAND ACQUISITION:
PLANNING & ZONING:

OWNERS CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

SURVEYORS CERTIFICATE
THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF PLAT AND SETTING OF THE MARKERS.

DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
DIRECTOR DATE
APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
DIRECTOR DATE

D. S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS • SITE PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
7115 AMBASSADOR ROAD BALTIMORE, MD. 21207 (301) 944-3647
APPROVED BY DEPARTMENT OF PUBLIC WORKS
DIRECTOR DATE
COMPUTED BY: DRS
CHECKED BY: JON
DRAWN BY: DRS
P.N.: 220